



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 21, 2016
AGENDA DATE: April 27, 2016
PROJECT ADDRESS: 329 E. Canon Perdido Street (MST2015-00483)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 2,468 square-foot site is currently developed with a 683 square foot one-story single family dwelling and an “as-built” shed. The proposed project involves demolition of the existing development on site, construction of a new three-story 1,418 square foot single-family residence with a 161 square foot cellar, a new 668 square foot garage, a new roof deck with exterior stairway, a new balcony, new walls, stairs and associated grading. The proposed total of 2,086 square feet is 95% of the maximum guideline floor to lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2015-00023) and an Enforcement Case (ENF2015-00115).

The discretionary applications required for this project are:

1. Front Setback Modification to allow a new garage to encroach into the required 20 foot front setback for parking that backs out onto the street, and to allow the dwelling and steps to encroach into the required 15-foot front setback for three-story buildings (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow the new garage, exterior stairway, roof deck and dwelling to be located in the required 10-foot interior setback to the east (SBMC §28.21.060 and SBMC § 28.92.110); and.
3. Interior Setback Modification to allow the new dwelling, new balcony and steps to be located in the required 10-foot interior setback to the west (SBMC §28.21.060 and SBMC § 28.92.110); and
4. Rear Setback Modification to allow the new exterior stairway to be located in the required six-foot rear setback for the ground floor and to allow the new exterior stairway, roof deck and dwelling in the required 10-foot rear setback for the second and third story portions (SBMC §28.21.060 and SBMC § 28.92.110).

Date Application Accepted: March 15, 2016

Date Action Required: June 13, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer partially approve the project as follows and with the conditions and findings outlined in the Staff Report:

- Approve the Front Setback Modification
- Approve the East Interior Setback Modification, except for the roof deck, bedroom doors, bathroom door and exterior stairway
- Approve the West Interior Setback Modification, except for the entry portico and balcony
- Approve the Rear Setback Modification, except for the roof deck, bedroom doors, bathroom door and exterior stairway

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Vanguard Planning, LLC	Property Owner:	Kenneth Olsen
Parcel Number:	029-301-048	Lot Area:	2,468 sq. ft.
General Plan:	Commercial/Medium High Residential (15-27 du/acre)	Zoning:	C-2
Existing Use:	Single Family Residence	Topography:	15% slope

Adjacent Land Uses:

North – Residential	East - Residential
South – Residential & Commercial	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	683 sq. ft.	1,418 sq. ft.
Garage	N/A.	668 sq. ft.
Cellar	N/A	161 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 952 sf 38% Hardscape: 786 sf 31% Landscape: 730 sf 31%

IV. DISCUSSION

The proposed project involves demolition of all structures located on the site and the construction of a new single family residence with an attached two-car garage, a cellar, a roof deck with exterior stairway, new walls, stairs and associated grading. The proposed development is requesting Modification within the front, rear, and both interior setbacks. When considering Modification requests, staff considers the proximity to neighboring residential development, how

setbacks provide separation for neighbors for quality of life, that small lots should be developed with small homes, and how vacant lots should be designed with conforming improvements. Staff generally discourages Modification requests for development on vacant lots (once demolition occurs, this lot will be considered vacant). However, Staff recognizes that the non-conforming lot (2,468 square feet) and its 32 foot width and the grade differential from the street present site constraints that qualify it for some relief of the development standards.

Front Setback Modification

The existing 683 square foot one-story dwelling, shed, stairway and walls are proposed to be demolished, and no parking currently exist on site. The existing stairway to the dwelling is located at the front property line. The existing dwelling is located approximately nine feet from the front property line, one-foot from the north interior property line, approximately four-feet from the south interior property line and approximately 13 feet from the rear property line at its closest point.

The proposed garage is located five feet front the front property line, instead of the 20-feet required for parking that backs out onto a street. The proposed stairs are located at the front property line, and the dwelling is located 10-feet from the front property line, instead of the 15-feet required for three-story buildings.

Staff supports the front setback modification because the proposed garage would allow conforming parking to be provided on site without the need for extensive grading; the proposed garage will meet Transportation staff's requirements; the modification is necessary to prevent an unreasonable hardship due to the grade difference from the street and it is consistent with the pattern of development in the neighborhood. Staff also supports the front setback modification for the stairs and dwelling as they are consistent with the pattern of development in the neighborhood and as the lot is site constrained due to its size and configuration.

East Interior Setback Modification

The existing dwelling is located approximately one foot from the east interior property line. The proposed garage is located on the interior property line instead of the six feet required, the proposed roof deck is located approximately one-foot from the interior property line and the proposed dwelling and rear exterior stairway are located on the interior property line, instead of the 10 feet required. Staff supports the east interior setback modification to allow the garage and dwelling to be located on the property line because it will face the wall of the adjacent neighbor's dwelling, which does not have any window or door openings in this area and therefore is not anticipated to adversely impact the adjacent neighbor; the proposal is consistent with the pattern of development in the neighborhood, and as the lot is site constrained due to its size and configuration. However, Staff does not support the request for the exterior stairway that leads to the roof deck, new bedroom doors, new bathroom door and roof deck to be located in the east interior setback because with the demolition of the existing development on site, there appear to be conforming options to provide a roof deck and stairway that would meet the Zoning Ordinance requirements, and the deck, stairway, new bedroom doors and new bathroom door are anticipated to adversely impact the adjacent neighbor's property as they are located in close proximity to the adjacent neighbor's open courtyard.

West Interior Setback Modification

The existing dwelling is located approximately four feet from the west interior property line at its closest point. The proposed portico for the dwelling is located approximately four inches from the interior property line, the proposed balcony is located approximately four and ½ feet from the interior property line, and the rest of the dwelling is located approximately six feet from the interior property line, instead of the 10-feet required. The proposed cellar is located six feet from the interior property line and is below grade. Staff supports the west interior setback modification to allow the dwelling to be located approximately six feet from the south interior property line, as the setback is greater than what currently exists; it is consistent with the pattern of development in the area; it is necessary to prevent an unreasonable hardship, and it is not anticipated to adversely impact the adjacent neighbor. However, staff does not support the entry portico and balcony located in the required west interior setback as they are not necessary to secure an appropriate improvement on the lot and are anticipated to adversely impact the adjacent neighbor.

Rear Setback Modification

The existing dwelling currently conforms to the required rear setbacks. The proposed stairway is located on the rear property line, instead of the six feet required for ground portions and instead of the 10-feet required for second and third story portions. The proposed dwelling and roof deck are located approximately six feet from the rear property line, instead of the 10-feet required for second and third story portions. Staff supports the rear setback modification to allow the dwelling to be located six feet from the rear property line because of the site constraints associated with the lot. However, staff does not support the request for the exterior stairway that leads to the roof deck, new bedroom doors, new bathroom door and roof deck to be located in the rear setback, because with the demolition of the existing development on site, there are conforming options to provide a roof deck and stairway that would meet the Zoning Ordinance requirements and stairway, new bedroom doors, new bathroom door and roof deck are anticipated to adversely impact the adjacent neighbor's property as they face the open courtyard of the neighbor's property.

Parking

Transportation staff has reviewed the project and have stated that due to the site constraints at the property, they can support the garage location because it is so close to the property line that drivers would not park in front of the garage. However, Transportation staff has requested that the sight visibility triangle be shown on the plans to meet their requirements and that a Public Works permit shall be obtained for the driveway apron, utility box relocation and ADA compliant sidewalk. Therefore, conditions have been included to address these items.

Design Review

The project was reviewed by the Historic Landmarks Commission (HLC) on October 21, 2015, November 4, 2015 and November 18, 2015 and was forwarded to the Staff Hearing Officer (SHO) with comments.

V. ENVIRONMENTAL REVIEW

The project is located in the Demolition Review Study Area and per review by the City Historian, the house does not qualify on an individual level as a Historic Resource.

The project site is located within an area mapped as Spanish Archeology (1782-1849), Hispanic Archaeological (1850), American City Archaeological and Early 20th Century Archaeological (1900-1920) sensitivity areas. An Archaeological Letter report prepared by David Stone, MA, RPA dated February 25, 2016 concluded that it is unlikely that artifacts will be encountered during the proposed construction but recommends that the standard unanticipated archaeological discovery condition be included. Therefore, staff has included a condition that the standard unanticipated archaeological discovery condition shall be reproduced on the plans at building permit submittal.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed garage, first floor of the dwelling and stairs in the front setback are appropriate because of the site constraints associated with the size and configuration of the lot and are consistent with the pattern of development in the neighborhood.

The Staff Hearing Officer finds that the East Interior Setback Modification for all requested items except for the exterior stairway that leads to the roof deck, new bedroom doors, new bathroom door, and roof deck is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed garage and dwelling in the east interior setback are appropriate because, they are not anticipated to adversely impact the adjacent neighbor's property, the proposal is consistent with the pattern of development in the neighborhood and the lot is site constrained due to its size and configuration.

The Staff Hearing Officer finds that the West Interior Setback Modification for all requested items except for the entry portico and balcony, is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed dwelling in the west interior setback is appropriate because it is consistent with the pattern of development in the area, it is necessary to prevent an unreasonable hardship as the lot is site constrained due to size and configuration and is not anticipated to adversely impact the adjacent neighbor.

The Staff Hearing Officer finds that the Rear Setback Modification for all requested items, except for the exterior stairway that leads to the roof deck, new bedroom doors, new bathroom door and roof deck, is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed dwelling in the rear interior setback is appropriate because of the site constraints with the configuration and size of the lot and it is not anticipated to adversely impact the adjacent neighbor.

The Staff Hearing Officer finds that the East Interior Setback for the exterior stairway that leads to the roof deck, new bedroom doors, new bathroom door and the roof deck, the West Interior Setback for the entry portico and balcony, and the Rear Setback Modifications for the exterior

stairway that leads to the roof deck, new bedroom doors, new bathroom door and roof deck are not consistent with the purpose and intent of the Zoning Ordinance and are not necessary to secure appropriate improvements on the lot. The proposed location of the exterior stairway that leads to the roof deck, new bedroom doors, new bathroom door, roof deck, entry portico and balcony are not appropriate, as they do not provide adequate setback from the interior and rear property lines and as with the demolition of the existing structures on site, it appears that the dwelling could be designed to meet the setback requirements.

Said approval is subject to the following conditions:

1. The site visibility triangle shall be shown on the plans to meet Public Works requirements.
2. A Public Works permit shall be obtained for any work in the public right-of-way.
3. The exterior stairway that leads to the roof deck, new bedroom doors, new bathroom door, new roof deck, new portico and balcony shall be removed from the required setbacks and if proposed, shall be shown to comply with the Zoning Ordinance.
4. The following language shall be added to the plans submitted for building permit:

“Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which, may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

STAFF HEARING OFFICER STAFF REPORT
329 E. CANON PERDIDO STREET (MST2015-00483)
APRIL 21, 2016
PAGE 7

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 1, 2016
- C. HLC Minutes dated October 21, 2015, November 4, 2015 and November 18, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**3320**



March 1, 2016

RECEIVED Page 1 of 4
MAR 01 2016

Ms. Susan Reardon, Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

CITY OF SANTA BARBARA
PLANNING DIVISION

Delivered via E-mail

RE: Modification Request for 329 East Canon Perdido, APN 029-301-048, C-2 Zone

Dear Ms. Reardon:

I represent Kenneth Olsen (the "Owner") the owner of the above referenced property (the "Subject Property"). We are requesting modifications to several Santa Barbara Municipal Code (the "SBMC") standards in association with a proposed project to permit construction of a new 2,167 s.f. (net) single family residence (the "New Residence") to replace a dilapidated existing residential structure (the "Existing Residence") located on the Subject Property.

1.0 BACKGROUND AND PROJECT DESCRIPTION

The Existing Residence was constructed on the Subject Property between 1851 and 1870. This 683 s.f. s.f. (net) one story structure is non-conforming to setbacks on the East and West sides of the lot. The current interior setbacks are one foot on the East side of the lot and four feet on the West side.

Properties on all sides of the Subject Property, which have the same zoning and are all developed with residential uses, are all occupied by residential structures that have setbacks less than the standard six feet required for an exclusively residential structure in the C-2 zone. The three structures closest to the Subject Property (325, East Canon Perdido Street, 331 East Canon Perdido Street and 901 Laguna Street) were all designed and approved by the City after the six-foot setback requirement was in place, and all three of these structures received approvals for modifications to allow for reduced setbacks, including zero foot setbacks in several cases.

2.0 REQUESTED MODIFICATIONS TO INTERIOR YARD SETBACKS (SBMC Sec. 28.21.060.B.1)

2.1 Proposed Modification is Necessary to Secure an Appropriate Improvement on a Lot

The proposed modification is requested to allow the above-grade portion of the structure (two stories with a roof deck) to be located zero feet from the East property line and six feet from the West and North property lines. This modification is required because the structure, nearest these three property lines is "technically" a three story structure. However, the entire 1st level of the structure is located below grade. As a result, the structure is visually a two-story structure. The standard setback requirement for a two-story, exclusively residential structure in the C-2 zone district is six feet. The proposed structure conforms to this setback along the entire North property line and on all but an eleven-foot section along the West property line where a 1-story entry portico is proposed over an exterior patio.

The structure on the adjacent property to the East was approved with a zero-foot setback along the entire common property line with the Subject Property. A zero-foot setback is proposed as part of this project to back up to the existing structure on the adjacent lot. This is a typical and appropriate development pattern where zero setback structures are developed on adjacent lots. Provision of the standard required setback along the East property line would not result in the creation of any useable open space, and is not necessary to provide for light and air circulation into the proposed single family residence. Because the adjacent structure to the East was approved and developed as a zero lot line structure (in the late 1980's), construction of the proposed structure at a zero-foot setback along this property line would have no impacts to residents of that structure, as there are no penetrations in the wall that faces the Subject Property.

2.2 Proposed Modification is Necessary to Prevent Unreasonable Hardship

The Subject Property is the narrowest lot on the entire 300 block of East Canon Perdido. The front portion of the lot is thirty-two feet wide. Rigid application of standard ten-foot interior setbacks on all of the property lines would leave an available building area with dimensions of only twelve feet of width and 35 feet of depth. No useable structure could reasonably be developed within these dimensions. As a result, the requested modifications are necessary to prevent an unreasonable hardship to the property owner. It should be noted that similar modifications have been granted to owners of adjacent properties with similar physical characteristics, specifically narrow width.

2.3 Proposed Modification is Necessary to Promote Uniformity of Improvement

The requested modification will promote uniformity of improvement because it will allow for a structure that is similar in mass bulk and scale to residential structures on adjacent lots and throughout the surrounding neighborhood. The proposed residence is designed in a manner that is similar to the residence located immediately to the East: with a garage located at street grade and living areas located above at the existing natural grade. As previously discussed, residences on the adjacent properties were granted similar modifications by the City.

3.0 REQUESTED MODIFICATIONS TO ALLOW LESS THAN A TWENTY FOOT FRONT SETBACK FOR PARKING THAT BACKS OUT ONTO THE STREET (SBMC Sec. 28.21.060.A.4)

3.1 Proposed Modification is Necessary to Secure an Appropriate Improvement on a Lot

The existing grade of the Subject Property is approximately ten feet above the existing grade of East Canon Perdido Street along the public street frontage. As discussed in section 2.2 above, the only portion of the Subject Property wide enough to accommodate a two-car garage is only 55 feet deep. The property immediately East of the Subject Property is developed with a structure with a ten-foot-deep driveway. The property adjacent to the West does not have a garage or a driveway, and is supported by a retaining wall that extends all the way to the front property line. City Transportation Staff have indicated that given the unique conditions present on the Subject Property, it is favorable to have a driveway of five feet or less, rather than a typical residential driveway that is 20 feet deep. This ensures that vehicles will not attempt to park in the driveway and extend over the sidewalk, because the driveway is too short. A short driveway also provides for a clear line of site from the street to the garage door. Furthermore, as discussed in section 3.2 below, the proposed configuration minimizes the amount of grading required to carry out the proposed project.

3.2 Proposed Modification is Necessary to Prevent Unreasonable Hardship

The portion of the subject property adjacent to East Canon Perdido Street that is wide enough to accommodate a two-car garage is only fifty-five feet deep. Due to the ten foot grade separation between the property and the street, there is no way to provide parking at the existing grade, access that parking, and have any land area remaining on which to develop structures. Therefore, a minimum of forty feet of this area would need to be excavated at least ten feet deep, in order to construct a garage that conforms to the standard 20-foot setback requirement for parking that backs out onto a street. Rigid adherence to the standard setback requirement would impose an unreasonable hardship upon the property owner, as this would make development of a single family residence on the site cost prohibitive due to excessive grading and retaining wall construction expenses.

3.3 Proposed Modification is Necessary to Promote Uniformity of Improvement

This modification would promote uniformity of improvement, as it would result in a driveway condition that is similar to the driveway of the existing residence located immediately to the East. Other residences in the surrounding neighborhood (911 Laguna Street) have also been approved with driveways less than 20 feet deep.

4.0 REQUESTED MODIFICATIONS TO ALLOW LESS THAN A TWENTY FOOT BY TWENTY FOOT MINIMUM DIMENSIONS FOR PRIVATE OUTDOOR LIVING SPACE (SBMC Sec. 28.21.081.B.3)

4.1 Proposed Modification is Necessary to Secure an Appropriate Improvement on a Lot

Due to the size and shape of the Subject Property, the only location within which a 20 x 20 area can be provided is the Southernmost portion of the lot nearest East Canon Perdido Street. This portion of the lot is 32' wide by 55' deep. Provision of a 20' x 20' open space area within this portion of the site would not leave room for development of a garage or a residence. Therefore, it is necessary to provide the outdoor living space in the Northernmost portion of the lot, which is only 16' wide, in order to allow for development of an appropriate structure of any type on this property. The proposed private outdoor living space is 16' wide by over 40' deep and provides nearly three times the required area. Although the standard dimensions cannot be provided on this site, the intent of the zoning ordinance is still satisfied by the proposed project.

4.2 Proposed Modification is Necessary to Prevent Unreasonable Hardship

As discussed in section 4.1 above, the only area of the property within which the standard 20' x 20' dimensions may be provided is also the only area upon which a reasonable structure may be developed. Rigid adherence to this zoning ordinance standard would render this property undevelopable with a single family residence and would deprive this property owner of rights enjoyed by owners of similar property, with a similar zoning classification, in the surrounding neighborhood. This would represent an unreasonable hardship to the property owner.

4.3 Proposed Modification is Necessary to Promote Uniformity of Improvement

The requested modification will promote uniformity of improvement because it will allow for a modestly sized residential structure to be developed on the Subject Property. This would be a continuation of the pattern of development on the two adjacent properties, and the pattern of development along the 300 block of East Canon Perdido. The proposed residence will enjoy an

ample outdoor living space that is similar in size and dimensions to outdoor living spaces provided for residences on the adjacent properties.

5.0 BENEFITS OF THE PROJECT

The project will replace an outdated, dilapidated structure with an aesthetically pleasing high value new residential unit. Additionally, the current residential structure is non-conforming as to parking. Two parking spaces are required for residential units and the existing residence has no parking spaces. The proposed residence will include two covered parking spaces and will be conforming to parking requirements. This is particularly valuable in an area of the City where on-street parking is in high demand. The proposed residence is modestly sized and aesthetically compatible with adjacent structures and the surrounding neighborhood.

Thank you for taking the time to review this. If you have any questions, feel free to contact me via E-mail at jarrett.gorin@vanguardplanning.com or at (805) 966-3966. I look forward to presenting our proposal in person at our hearing.

Sincerely,

VANGUARD PLANNING INC.



Jarrett Gorin, AICP
Principal

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**8. 329 E CANON PERDIDO ST****C-2 Zone**

(4:30) Assessor's Parcel Number: 029-301-048
Application Number: MST2015-00483
Owner: Kenneth Olsen
Architect: John Beauchamp

(Proposal for the demolition of an existing 683 square foot single-family residence, and the construction of a new three-story 2,167 square foot single-family residence. No parking spaces exist onsite, and two parking spaces are required. An attached 576 square foot two-car garage is proposed on the ground level to back out into Canon Perdido St. The total of 2,167 square feet of development is 99% of the maximum guideline floor-to-lot area ratio [FAR]. This project addresses violations in enforcement case ENF2015-00115 and Zoning Information Report ZIR2015-00023. Staff Hearing Officer review is requested for front setback, two interior setbacks, and open yard modifications.)

(Concept review; comments only. Project requires Staff Hearing Officer review for requested front and interior setback and open yard modifications.)

Actual time: 5:50 p.m.

Present: Jarrett Gorin, Vanguard Planning; and John Beauchamp, Architect, Eleven Modern

Public comment opened at 6:08 p.m.

1. Sally Terrell, a neighbor, expressed concern about the scale and height of the project and impacts to her view.
2. Wendy Foster, a neighbor, remarked that no properties in the neighborhood are set next to each other so closely and that the proposed structure is excessive for the property size.
3. Hugh Dow, a neighbor, is supportive of the project, stating that it will increase his property value.
4. Kevin Finnegan, a neighbor, thanked the HLC for its dedication and expressed support for the project as an improvement to the currently neglected property and area safety.
5. Kellam de Forest wondered when the little house was built. He also wished to know the height, as he considers it too tall for the site. He stated that it impacts El Caserio, a City landmark that needs to be respected.
6. Chair Suding acknowledged e-mailed comments of concern from Sarah Hall.
7. Chair Suding acknowledged e-mailed comments of support from Eileen Finnegan.

Public comment closed at 6:17 p.m.

Public comment re-opened at 6:23 p.m.

Hugh Dow stated, for reference, that the front of his building is 16 feet high and 24 feet high in the back.

Public comment closed at 6:23 p.m.

EXHIBIT C

Public comment re-opened at 6:31 p.m.

Sally Terrell expressed that part of the charm of her view is the roofline, which may be blocked by the roof of the proposed structure.

Public comment closed at 6:31 p.m.

Motion: **Continued two weeks with comments:**

1. The Commission finds the modification supportable, but prior to recommendation to the Staff Hearing Officer, it would like to see a modulation of the size, bulk, scale, with reduction in height, and a finessing of the architecture to be more compatible with the Historic Landmark Commission guidelines.
2. Reduce the height of the roof over the living room along with the amount of glass on the south elevation.
3. The Commission requests a photo simulation from the building to the west and from El Caserio.

Action: La Voie/Mahan, 7/0/0. (Shallanberger and Winick absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

7. 329 E CANON PERDIDO ST

C-2 Zone

(3:55) Assessor's Parcel Number: 029-301-048
 Application Number: MST2015-00483
 Owner: Kenneth Olsen
 Architect: John Beauchamp

(Proposal for the demolition of an existing 683 square foot single-family residence, and the construction of a new three-story, 2,167 square foot single-family residence. No parking spaces exist onsite, and two parking spaces are required. An attached 576 square foot two-car garage is proposed on the ground level to back out into Canon Perdido Street. The total of 2,167 square feet of development is 99% of the maximum guideline floor-to-lot area ratio [FAR]. This project addresses violations in enforcement case ENF2015-00115 and Zoning Information Report ZIR2015-00023. Staff Hearing Officer review is requested for front setback, two interior setbacks, and open yard modifications.)

(Second concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested interior, front setback, and open yard modifications. Project last reviewed on October 21, 2015.)

Actual time: 3:46 p.m.

Present: Jarrett Gorin, Vanguard Planning; and John Beauchamp, Architect, Eleven Modern

Public comment opened at 4:09 p.m.

1. Kellam de Forest expressed disfavor of the proposed architecture and concern about the number of feet that it has been lowered and stated that it needs a more harmonious design.
2. Joseph Moticha, neighbor, spoke in support of the project, as he wishes to do something similar on his lot.
3. Sally Terrell, neighbor, expressed frustration about the examples shown by the applicant to compare structure height in the neighborhood and the project's incompatibility with El Caserio.
4. Wendy Foster, neighbor, also expressed concern about the examples shown of the neighborhood structures and emphasized that the proposed structure is not suitable for the lot size.
5. Jon Terrell, neighbor, is opposed to the project and has neighborhood compatibility concerns related to the quality of architecture, size, and height of the proposal.

Public comment closed at 4:18 p.m.

Motion: Continued two weeks with comments:

1. Restudy the plate heights to lower the height of the building further. The front room with the 17 foot plate height should be reconsidered in particular.
2. The architectural style and expression is too vertical; it is too complicated, lacking the simplicity of Spanish Colonial architecture; it is too contemporary and thus inappropriate for the district.
3. Consider removing the balcony on the west side of the building.
4. Restudy the garage door fenestration.

Action: La Voie/Mahan, 5/0/0. (Drury, Murray, Orías, and Suding absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**9. 329 E CANON PERDIDO ST****C-2 Zone****(4:50)**

Assessor's Parcel Number: 029-301-048
Application Number: MST2015-00483
Owner: Kenneth Olsen
Architect: John Beauchamp

(Proposal for the demolition of an existing 683 square foot single-family residence and the construction of a new three-story, 2,167 square foot single-family residence. No parking spaces exist onsite, and two parking spaces are required. An attached 576 square foot two-car garage is proposed on the ground level to back out into Canon Perdido Street. The total of 2,167 square feet of development is 99% of the maximum guideline floor-to-lot area ratio [FAR]. This project addresses violations in enforcement case ENF2015-00115 and Zoning Information Report ZIR2015-00023. Staff Hearing Officer review is requested for front setback, two interior setbacks, and open yard modifications.)

(Third concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested interior, front setback, and open yard modifications. Project last reviewed on November 4, 2015.)

Actual time: 4:42 p.m.

Present: John Beauchamp, Architect

Public comment opened at 4:50 p.m. and, as no one wished to speak, it was closed.

Motion: Continued to the Staff Hearing Officer with positive comments:

1. The Commission finds that the modifications to the two interior and front setbacks and open yard are aesthetically appropriate, do not pose consistency issues with the HLC Design Guidelines, and have an appearance of uniformity of development.
2. Step the lower railing.
3. Restudy the gate to the front entrance to be more traditional.
4. Provide enhancing detail for the small window.
5. Keep the chimney flush with the east wall.
6. Restudy the large window.
7. Examine the spiral stair to ensure landings meet code requirements.
8. Add dimensions to future drawings.

Action: Mahan/Drury, 7/0/1. (Murray abstained/Orias absent.) Motion carried.

**** MEETING ADJOURNED AT 5:07 P.M. ****