City of Santa Barbara
California

STAFF HEARING OFFICER
STAFF REPORT

REPORT DATE: September 22, 2016

AGENDA DATE: September 28, 2016

PROJECT ADDRESS: 501 Brinkerhoff Avenue (MST2015-00111)

TO: Susan Reardon, Senior Planner, Staff Hearing Officer

FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Jo Anne La Conte, Assistant Planner

I. PROJECT DESCRIPTION

The 2,203 square-foot site is currently developed with 708 square foot one-story single family dwelling with a 205 square foot front covered entry deck. The proposed project involves replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling, exterior alterations including new windows and doors, and an interior remodel to an existing single-family residence located in the Brinkerhoff Avenue Landmark District. No new square footage is proposed to the dwelling and no parking exists on site. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00472). This residence is a designated Structure of Merit.

The discretionary applications required for this project is a Front Setback Modification to allow alterations to the dwelling including the replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling and new windows and a new door in the required 10-foot front setback facing Brinkerhoff Avenue (SBMC § 28.21.060 and 28.92.110).

Date Application Accepted: July 28, 2016 Date Action Required: October 26, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Vanguard Planning LLC	Property Owner:	Ryan L. & Jill Bell
Parcel Number:	037-162-008	Lot Area:	2,203 sq. ft.
General Plan:	Commercial/Medium High Density Residential (15-27 du/acre)	Zoning:	C-2
Existing Use:	Single Family Residence	Topography:	34%

Adjacent Land Uses:

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

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	708 sq. ft.	No Change
Garage	N/A.	N/A.

C. PROPOSED LOT AREA COVERAGE

Building: 802 sf 36% Hardscape: 205 sf 9% Landscape: 1196.44 sf 55%

IV. DISCUSSION

The proposed project involves replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling, and exterior alterations including new windows and a new door to the dwelling in the required 10-foot front setback facing Brinkerhoff Avenue. No new square footage is proposed to the dwelling and no parking exists on site. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00472).

The property is located on a corner, and has required 10-foot front setbacks facing both Haley Street and Brinkerhoff Avenue. The existing single family dwelling is non-conforming to the required front setback facing Brinkerhoff Avenue, as it is located approximately two and one half feet from the front property line at its closest point, instead of the required 10 feet. The proposed project involves exterior alterations to the dwelling including replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling and four new windows and one new door in the required front setback facing Brinkerhoff Avenue. Staff supports the requested modification because the proposal meets the Secretary of the Interior's Standards for Rehabilitation, the project will have a less than significant impact to the resources and the surrounding Brinkerhoff Avenue Landmark District, the project will result in a design that will be more compatible and will benefit the historic resource, the number of openings in the setback will be reduced and the new gable roof, windows and door are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00472). Therefore, a condition has been included to address the violations.

A site inspection of the property showed, a side trellis, an attached shed and miscellaneous stored items in the required rear setback and a vehicle parking in the required front setback. Therefore, condition has been included to address these items.

The project was reviewed by the Historic Landmarks Commission (HLC) on October 7, 2015, and was forwarded to the Staff Hearing Officer (SHO) with comments.

Environmental Review

The property is on the City's List of Designated Historic Resources as a Structure of Merit: Bungalow Triplet. A Historic Structures Report was reviewed and approved for the property by the HLC. In addition, the City Historian reviewed the proposal and determined that the project meets the Secretary of the Interior's Standards for Rehabilitation, that the project will have a less than significant impact to the resources and the surrounding Brinkerhoff Avenue Landmark District and that the project will result in a design that will be more compatible and will benefit the historic resource.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed new gable roof with increased roof height, and the new windows and door are appropriate because the proposal meets the Secretary of the Interior's Standards for Rehabilitation, the project will have a less than significant impact to the resources and the surrounding Brinkerhoff Avenue Landmark District, the project will result in a design that will be more compatible and will benefit the Historic Resource, the number of openings in the setback will be reduced and the new gable roof, windows and door are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. The violations outlined in ZIR2014-00472 shall be abated and included in the Scope of Work for the project.
2. The side trellis, attached shed and miscellaneous stored items shall be removed from the required setbacks.
3. The vehicle shall be removed from the required front setback and a curb stop or permanent landscape barrier shall be installed, subject to review and approval by the HLC and Planning staff, to preclude the parking of a vehicle in the required front setback.

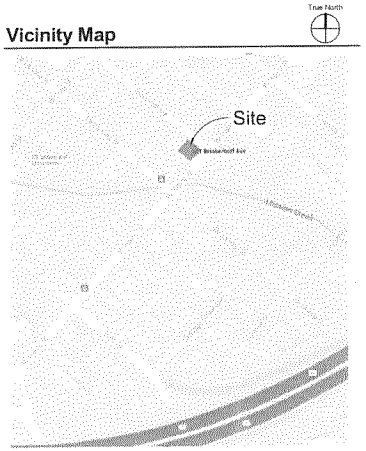
Exhibits:

A. Site Plan
B. Applicant's letter, dated December 7, 2015
C. HLC Minutes dated October 7, 2015

Contact/Case Planner: Danny Kato, Senior Planner
(DKato@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**2567**

501 Brinkerhoff Avenue Bungalow

Vicinity Map

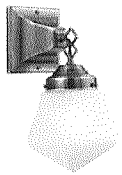


Project Data

Project Description: The main focus of the project is to replace the existing, entitled out-of-character shed roof addition at the north elevation. The shed roof will be removed and replaced with a gable roof element, intersecting the main roof at 90 degrees. Existing shingle walls will be patched to match, and new roof trim detailing will match existing detailing. A few interior partitions will be repositioned in order to add a second bathroom. New wood French doors and windows will be added at selected locations to replace existing deteriorated and out-of-character windows. No new floor or building area will be added to the 758 SF (gross). 708 SF (net) bungalow.

Address:	501 Brinkerhoff Avenue, Santa Barbara, CA			
APNs:	037-162-008			
Land Use Designation:	Commercial/ High Residential; (28-36 du/acre)			
Zoning:	C-2 District			
Type Construction	Type V			
Existing Use:	Single Family Residence			
Proposed Use:	Single Family Residence			
Grading:	TBD			
Lot Area:	2,203.44 sf (.05 ac)			
Gross Building Area:	Existing:	758 sf	Now:	758 sf
Net Floor Area:	Existing:	708 sf	Now:	708 sf
Covered Porch:	Existing:	44 sf	Now:	44 sf
Footprint:	Existing:	802 sf	Now:	802 sf
Paving/Deck:	Existing:	205 sf	Now:	205 sf
Landscape:	Existing:	1196.44 sf	Now:	1196.44 sf

JORDAN VALLEY 3 1/4IN SCONCE
Mission Blade Shade Sconce



EXT Exterior Light Fixture
6" = 1'-0"

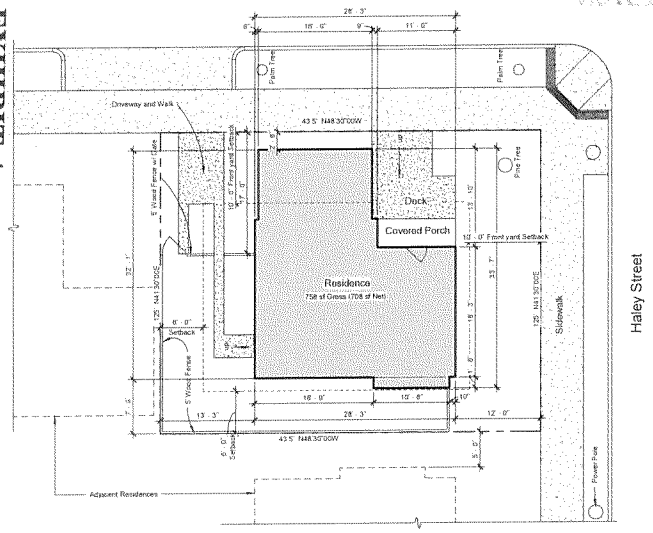
Applicable Codes

2013 California Building Code
2013 California Plumbing Code
2013 California Electrical Code
2013 California Fire Code
2013 California Energy Code
City of Santa Barbara Municipal Code

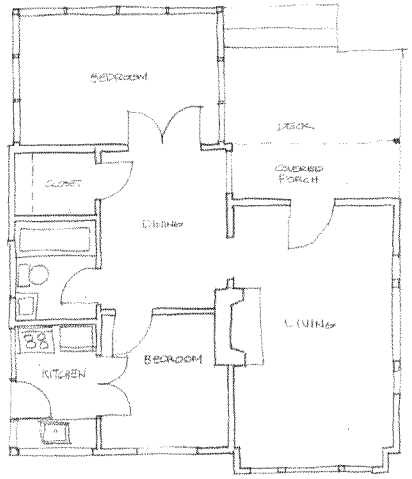
Sheet Index

Sheet Number	Sheet Name
A1	Project Data, Site & Floor Plan
A2	Proposed & Existing Building Elevations
A3	Proposed & Existing Building Elevations

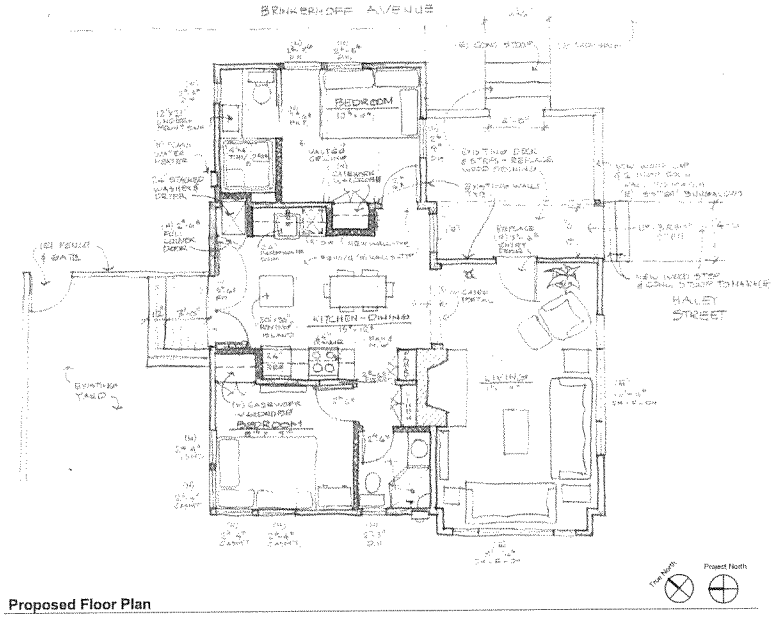
EXHIBIT A



Site
1/8" = 1'-0"



Existing Floor Plan
1/4" = 1'-0"



Proposed Floor Plan
1/4" = 1'-0"

rrm design group
10 E. Figueroa St., Suite 3
Santa Barbara, CA 93101
Tel: 805.963.8283 Fax: 805.963.8184
www.rrmdesign.com

501 Brinkerhoff Bungalow
Santa Barbara, CA

Project Data, Site & Floor Plan

A1
09.09.2015

December 7, 2015

RECEIVED
DEC 07 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

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

Delivered via E-mail

RE: Modification Request for 501 Brinkerhoff Avenue, APN 037-162-008, C-2 Zone

Dear Ms. Reardon:

I represent Ryan Bell (the "Owner") the owner of the above referenced property (the "Subject Property"). We are requesting a modification to Santa Barbara Municipal Code (the "SBMC") standards in association with a proposed project to permit exterior modifications to an existing portion of a single family residence (the "Existing Residence") located within a required ten foot front yard front yard setback.

1.0 BACKGROUND AND PROJECT DESCRIPTION

The Existing Residence was built in 1913. The small addition which is the subject of this modification request is a 10 x 16 extension with a shed roof. The was added to the structure between 1913 and 1921 according to a Phase II HSSR by Post Hazeltine Associates that was accepted by the City Historic Landmarks Commission (the "HLC") on October 7, 2015.

The owner is proposing aesthetic upgrades to the addition in order to make it aesthetically consistent with the rest of the Existing Structure. This includes changing the roof from a shed roof to a gable roof, and alterations to the windows. Although the Subject Property is zoned C-2, which has a zero setback for structures, the structure is exclusively residential and subject to R-3 setbacks. Therefore, a ten foot front setback (for one and two story structures) is required. The proposed alterations will occur within this setback. The HLC also reviewed the proposed exterior alterations to the portion of the structure that is the subject of this modification request and determined the requested modification to be aesthetically appropriate at its October 7, 2015 hearing.

2.0 REQUESTED MODIFICATION TO FRONT YARD SETBACK (SBMC Sec. 28.21.060.A.1)

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

The proposed modification will replace an existing exterior improvement that is fully permitted, but which is aesthetically incompatible with the historical character of the Existing Residence and other nearby historically significant structures with elevations that are aesthetically consistent with the structure itself and the Brinkerhoff Avenue Landmark District. This represents an appropriate improvement on the Subject Property.

2.2 Proposed Modification is Necessary to Prevent Unreasonable Hardship

Other owners who have the same zoning classification with similar properties in the same area may make similar improvements to their properties. The Owner should be allowed to make this improvement, which represents an overall aesthetic benefit to the City at large, to Owner's property, which was developed to the current non-conforming setback prior to the existence of the current setback regulations. Denial of the requested modification would be an unreasonable hardship to the owner.

2.3 Proposed Modification is Necessary to Promote Uniformity of Improvement

As discussed in Section 2.1, the proposed exterior alterations will replace existing aesthetically incompatible exterior improvements on the Subject Property with new elevations that are compatible with the balance of the Existing Structure and with other historically significant structures nearby in the Brinkerhoff Avenue Landmark District. Therefore the requested modification promotes uniformity of improvement within the surrounding neighborhood and on the Subject Property itself.

3.0 BENEFITS OF THE PROJECT

The project does not add any new square footage to the Existing Residence or alter the use of the Subject Property. This project is purely an aesthetic improvement of the Subject Property which will ultimately benefit the both the Owner and the public who view the site from Haley Street and Brinkerhoff Avenue.

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 LLC

Jarrett Gorin, AICP
Principal

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 501 BRINKERHOFF AVE **C-2 Zone**

(3:10)

Assessor's Parcel Number:	037-162-008
Application Number:	MST2015-00111
Applicant:	Jarrett Gorin
Owner:	Ryan & Jil Bell
Architect:	Gordon Brewer

(This is a revised project description. Proposal to replace a shed roof with a gabled roof at the north elevation and replace selected windows and doors of a 708 square foot, one-story, single-family residence in the Brinkerhoff Avenue Landmark District. The proposed changes alter the existing fenestration and the replacement of the roof of an existing non-historic elevation, including the replacement of doors and windows. No square footage changes are proposed. This project includes Staff Hearing Officer review for a requested modification to allow alterations in the front setback. This residence is a designated Structure of Merit and a contributing property to the Brinkerhoff Avenue Landmark District.)

a) (Review of a Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concludes the project will have a less than significant impact to the resource and the surrounding Brinkerhoff Ave Landmark District.)

Actual time: 3:56 p.m.

Present: Pamela Post and Tim Hazeltine, Post/Hazeltine Associates

Staff comments: Nicole Hernández, Urban Historian, stated that she agrees with the conclusions of the report that the project meets the Secretary of the Interior's Standards and the project will have a less than significant impact to the resource and the surrounding Brinkerhoff Avenue Landmark District. Although the project will result in a design that will be more compatible and benefit the historic resource, a Historic Structures/Sites Report was required because of the drastic alteration to the public elevation facing Brinkerhoff Avenue.

Public comment opened at 3:58 p.m. and, as no one wished to speak, it was closed.

Commissioner comments: Commissioner Drury remarked that the report was well done.

Motion: To accept the report as submitted.
Action: La Voie/Winick, 7/0/0. (Murray and Shallanberger absent.) Motion carried.

b) (Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review. Historic Resource Findings required for alterations to a designated Structure of Merit.)

Actual time: 3:59 p.m.

Present: Jarrett Gorin, Vanguard Planning

Public comment opened at 4:09 p.m.

Kellam de Forest did not see the issue behind retaining the shed roof and stated that this type of addition was common in the past.

EXHIBIT C

Public comment closed at 4:10 p.m.

Motion: **Continued indefinitely to the Staff Hearing Officer with comments:**

1. The Commission supports the modification in that it is not a further encroachment but an improvement of an existing historic site.
2. The modification as proposed is aesthetically appropriate and does not pose consistency issues with design guidelines that require findings for yard, lot, or floor area modification.
3. It promotes an appearance of uniformity of development with the neighborhood.
4. It is an appropriate and supportable design and modification to a historic resource.
5. Remove the external water heater compartment and any structures like the existing non-conforming pergola.

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

**** THE COMMISSION RECESSED FROM 4:13 P.M. TO 4:24 P.M. ****