



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 17, 2006
AGENDA DATE: May 24, 2006
PROJECT ADDRESS: 615 Sunrise Vista Way (MST2006-00105)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Jaime Limón, Senior Planner
Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 8,300 project site is part of a Planned Unit Development and is currently developed with a single family residence and two-car garage. The proposed project involves a remodel and 1,000 square feet of new habitable space for the main and lower levels.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit new construction within the required forty-foot (40') interior yard setback (SBMC §28.36.075).

Date Application Accepted: May 2, 2006 Date Action Required: August 2, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Dexign Systems	Property Owner:	Bachir & Ellen Jirari
Parcel Number:	035-112-023	Lot Area:	8,276 Square Feet
General Plan:	Residential/3 units per acre	Zoning:	E-1 One Family/PUD 1.2 Zone
Existing Use:	Residential	Topography:	17%

Adjacent Land Uses:

North – Tennis Court
South - Residential

East - Residential
West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,666 square feet	3,633 square feet
Garage	487 square feet	No Change
Accessory Space	None	No Change

IV. LOT AREA COVERAGE

Lot Area:	8,276 square feet
Building:	2,855 square feet; 34%
Landscape:	2,397 square feet; 29%
Hardscape:	3,024 square feet; 37%

V. DISCUSSION

This project was reviewed by the ABR on March 20, 2006 and received favorable comments related to the size and style of the proposed addition. (Exhibit C)

The property, which is part of a Planned Unit Development, requires a forty-foot (40') setback off the perimeter boundaries. Plans on file with the City and approved by the County show that original development for this lot was constructed at a distance of twenty-eight feet (28') from that boundary. This application will result in an expansion of the main and lower levels of the residence by approximately 1,000 square feet. The Modification is necessary to maintain the existing twenty-eight foot (28') setback for a 70 square foot portion. The addition will be done in a similar architectural style, with no impacts to adjacent development, or public views.

VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification allows for a uniform expansion to the residence which is both consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated April 28, 2006
- C. ABR Minutes from March 20, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470



DEXIGN SYSTEMS

Residential Design & Drafting

P.O. Box 3861, Santa Barbara, CA 93130 Tel/Fax (805) 682-5753 DEXIGNS@aol.com www.dexignsystems.com
April 28, 2006

Staff Hearing Officer
City of Santa Barbara
Community Development Dept.
630 Garden Street
Santa Barbara, CA 93101

RE: Modification request for Jirari SFR addition at 615 Sunrise Vista Way, Santa Barbara, CA 93109;
APN: 035-112-023, Zone E-1/PUD 1.2

Dear Staff hearing Officer,

My clients, Dr. Bachir and Ellen Jirari, are the owners of a 2,820 sq. ft. two-level home with a 487 sq. ft. lower-level garage in the existing La Vista Estates Planned Unit Development (PUD). According to City building files, the house was permitted and approved in August of 1978 and constructed the following year, 1979, 11'-7" within the PUD 40' interior property line setback.

Our proposal is to construct 805 (gross) sq. ft. of main-floor additions, consisting of 261 sq. ft. of *actual* new space, as well as 544 sq. ft. of *converted* decks to living space. Included in our proposal is a 312 sq. ft. crawlspace conversion which will not affect the footprint of the building.

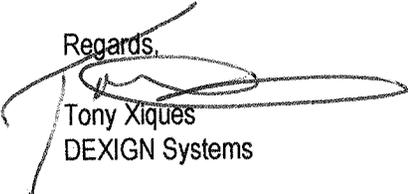
Because the existing building is legal-nonconforming along the easterly PUD property line, we are requesting a modification to allow 6'-2" of the proposed addition to be built continuous with the existing building line and parallel to the PUD property line. The new construction would be no closer to the property line than the existing building is presently.

We believe this Modification Request is reasonable and beneficial because: It eliminates the need to "jog" the building to avoid the setback, resulting in a more aesthetically pleasing look for the house. Also, the actual setback encroachment is located at the rear of the house, and the house itself is still 28' away from the PUD property line, as well as 12' below and approximately 60' from the nearest adjacent neighbor to the East.

We also believe that the project as presented is in substantial conformance with the January 9, 1978 Planning Commission Resolutions and Conditions of Approval for this development (see attached), and have received unanimous approval from all members of the PUD for this project (signatures attached).

Please feel free to call me at the above number if you have any questions or concerns regarding our proposal.

Regards,



Tony Xiques
DEXIGN Systems

cc/BJ

EXHIBIT B

COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL - DE LA GUERRA PLAZA - SANTA BARBARA - CALIFORNIA 93102 - TEL. (805) 963-0611

January 9, 1978

REDEVELOPMENT - ENVIRONMENTAL REVIEW
PLANNING - ZONING - BUILDING - HOUSING

Mr. Bill McMichael
3938 State Street
Santa Barbara, Ca. 93103

Dear Mr. McMichael:

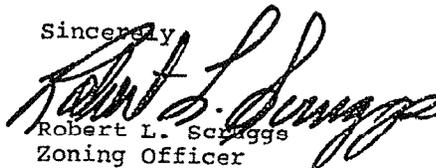
On January 5, 1978, the Planning Commission approved the tentative subdivision map for David Smith, agent for William McMichael, to divide parcels 35-112-16 & 17, 41-203-20, 41-220-10 located on Fellowship Road at Westwood Drive in an E-1 P.U.D. One Family Residence Zone with a Planned Unit Development overlay, into ten (10) lots.

Subject to the following conditions:

1. No parking to be permitted on the main driveway or on the cul-de-sac.
2. No lights be permitted on the tennis courts.
3. Recreation vehicles to be covered or screened from view.
4. Development of the property may not in any way block views from Island View Drive with either a second story or additions.
5. Any fences on the tennis courts will not block the view of adjacent residents, or canvas or other materials shall not be used on the fence.

Your next step is to file a final map with the Chief Engineer, Public Works Department, in accordance with Chapter 27.09 of the Subdivision Ordinance.

Sincerely,


Robert L. Schaggs
Zoning Officer

cc: Chief Engineer, Public Works
Don Ankofski, Public Works
David Smith, Architect

DIVISION OF LAND USE CONTROLS • 620 LAGUNA STREET

PLANNING COMMISSION
CITY OF SANTA BARBARA

RESOLUTION NO. 18
SUBJECT: Application of Walter Schwenk for a change in land use zone classification, under provisions of Sections 28.10 and 28.92 of Title 28 of the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, from E-1 One Family Residence Zone to E-1 P.U.D. One Family Residence with a planned unit development zone on Parcels 41-220-10, 41-203-20, 35-112-16 and 17, located on Fellowship Road opposite the Westwood Drive intersection.

WHEREAS, the Planning Commission has held the required public hearing on the above application; and the applicant was present;

WHEREAS, 2 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

- Negative declaration
- Application
- Petition with 345 signatures in opposition
- Staff Report
- Two (2) letters in opposition

WHEREAS, the matter having been fully considered by this Board, the planning Commission finds as follows:

Rezoning of property to E-1 PUD-1.2 as it is the best use of the property and would permit a total of 9 units.

NOW, THEREFORE, IT IS RESOLVED that the Board of Land Use Controls hereby approves the subject request, subject to the following conditions:

The zone is to be E-1 P.U.D. -1.2.

Passed and adopted this 15th day of September, 1977, by the Board of Land Use Controls of the City of Santa Barbara, by the following vote:

AYES: 4
NOES: 1

Abstained: 0
Absent: 2

CITY PLANNING COMMISSION
SANTA BARBARA, CALIFORNIA

I hereby certify that the above Resolution was adopted by the Santa Barbara Board of Land Use Controls at its meeting of the above date:

James M. Long
Secretary

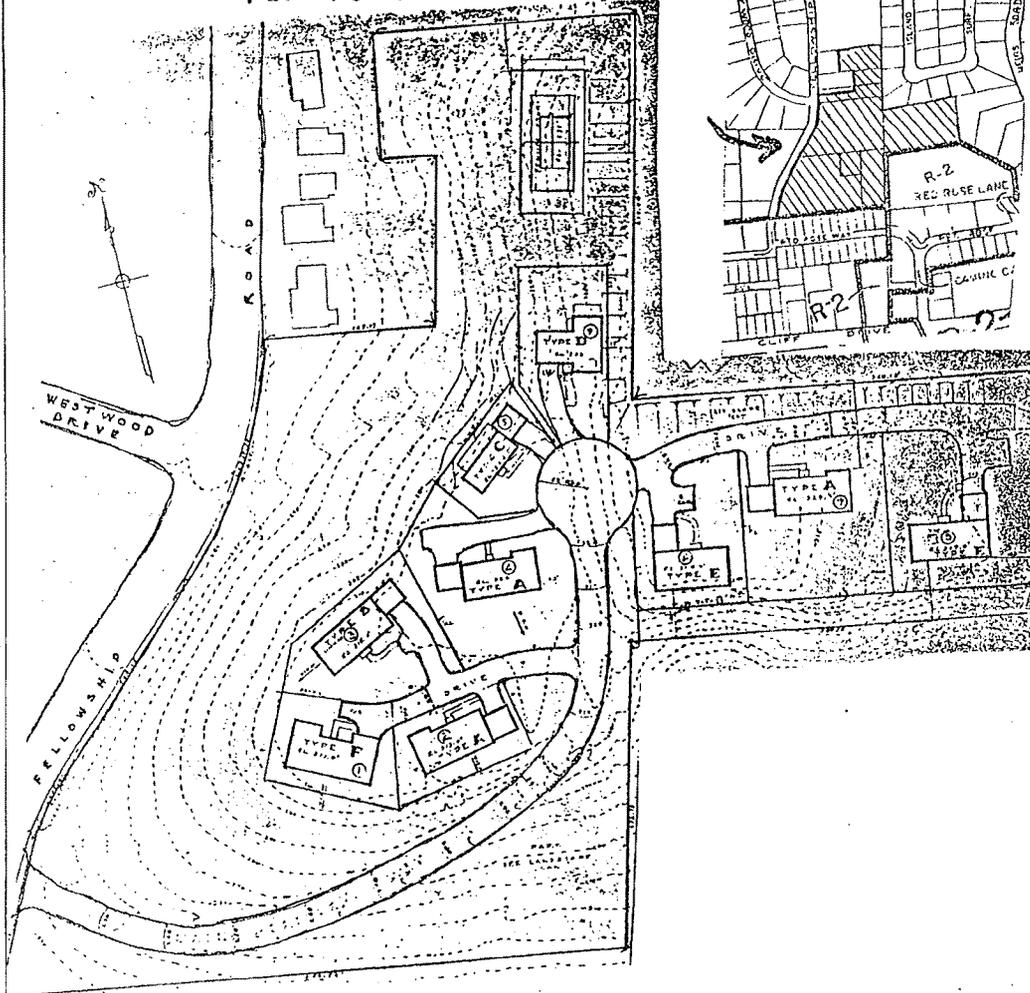
NOTE: This action of the City Planning Commission shall become effective ten days from date of mailing of this resolution copy, unless appealed to City Council within that time, shall remain in effect thereafter unless the conditions have not been met, or unless the is unused, abandoned or discontinued for a period of six months. If you have an existing zoning violation on the property, it must be corrected within 40 days from the date of this action.

(the above shall not apply to rezoning)

Date: September 19, 1977 (mailed 20-77)

SMITH/MCMICHAEL
 PLOT PLAN AND LOCATION

C.U.P. SUBDIVISION



NOTICE IS HEREBY GIVEN that the Planning Commission of Santa Barbara has set a hearing for the application of

Application of David Smith, Agent for William McMichael, for a conditional use permit under provisions of Section 28.94 and Section 28.94.030.13 of Title 28 of the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 35-112-16 & 17, 41-203-20, 41-220-10, located on Fellowship Road at Westwood Drive in an E-1 P.U.D. one family residence zone with a Planned Unit Development overlay, in order to permit a Planned Unit Development (consisting of nine (9) one family residences).

The above notice is sent to you because your property is within 450 feet of the property in this request. If you have any question in regard to the above, please call 963-0611, Ext. 361.

Date: December 15, 1977

Time: The Planning Commission meeting will commence at 1:00 p.m.

Place: Council Chambers
 City Hall

The Planning Commission will hear the agenda items in the order that they appear on the agenda.

SUNRISE VISTA CONDOS

La Vista Estates Homeowners Association

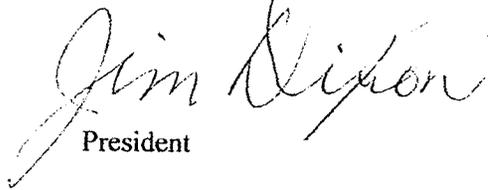
January 5, 2006

To whom it may concern:

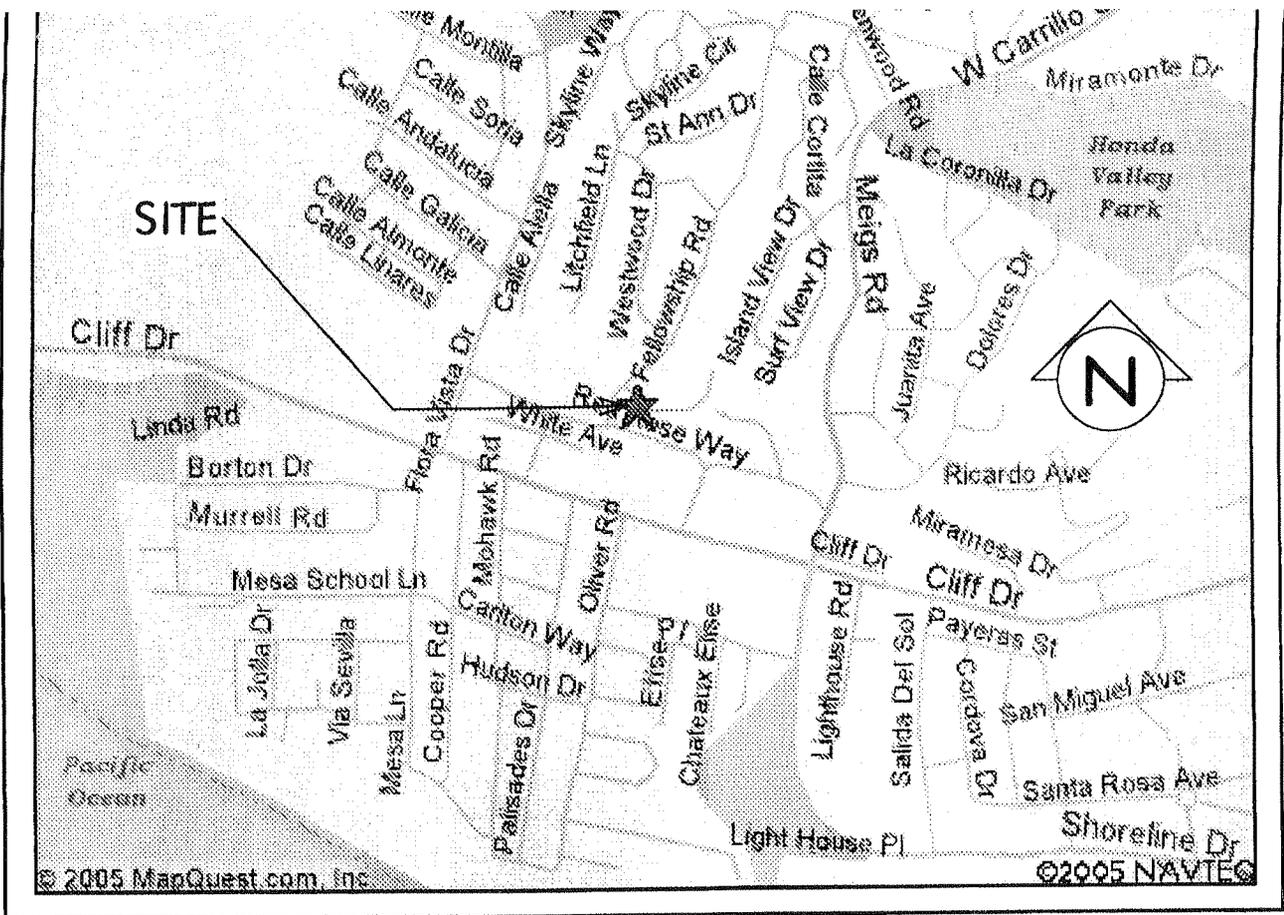
Subject: Remodeling Plans for the property at 615 Sunrise Vista Way

The homeowner's association of La Vista Estates hereby approves the remodeling plans of the above property as submitted to it. All the homeowner members of the association have also individually signed off on the plans.

For La Vista Estates

A handwritten signature in cursive script that reads "Jim Nixon". The signature is written in black ink and is positioned above the printed name "Jim Nixon".

President



VICINITY MAP

SCALE: NONE

P.U.D. OWNER'S SIGNATURES

- # 619. Gerard Cardillo
- # 623 Elty Yenni 462-2404
- # 614 Jin Dixon 462-2475
- # 610 J. Robert Dale (HD of HOA 965-4317 x 610) DEBRAH
- # 622 [Signature]
- # 602 ATTACHED 12/10/05
- # 606 ATTACHED 12/14/05
- # 626 ATTACHED 12/28/05

December 10, 2005

I, Michelle Fulton, owner of home #602 Sunrise Vista Way hereby agree to and approve of the remodeling and additions on the JIRAR Home at 615 Sunrise Vista Way in Santa Barbara.

I am returning to you the remodeling/additions plans after having reviewed them.

Sincerely,

Signed: Michelle Fulton

MICHELLE FULTON
548 Ede Street
Arroyo Grande, CA 93420



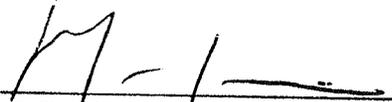
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December 13, 2005

I, Mohammed Shaikh, owner of the home at 626 Sunrise Vista Way, after having reviewed the plans provided, do hereby agree to and approve of the remodel and addition to the Jirari Residence at 612 Sunrise Vista Way in Santa Barbara, CA, as shown on said plans.

Signed:  Date 12-26-2005
Mohammed Shaikh, Owner
626 Sunrise Vista Way
Santa Barbara, CA 93109

Please return this document in self-addressed envelope provided. You may keep the plans for your files. Thank you.

Tony Xiques
DEXIGN Systems
PO Box 3861
Santa Barbara, CA 93130
(805) 682-5753



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December 13, 2005

I, John Gerngross, owner of the home at 606 Sunrise Vista Way, after having reviewed the plans provided, do hereby agree to and approve of the remodel and addition to the Jirari Residence at 612 Sunrise Vista Way in Santa Barbara, CA, as shown on said plans.

Signed:  Date 12/14/5
John Gerngross, Owner
606 Sunrise Vista Way
Santa Barbara, CA 93109

Please return this document in self-addressed envelope provided. You may keep the plans for your files. Thank you.

Tony Xiques
DEXIGN Systems
PO Box 3861
Santa Barbara, CA 93130
(805) 682-5753

615 SUNRISE VISTA WAY - ARCHITECTURAL BOARD OF REVIEW MINUTES –
March 20, 2006

Mr. Claude Raffin, neighbor, expressed concern regarding private property rights, and that making exceptions would set a precedent and encourage others to add second-story buildings in the area, thus losing the single-story characteristics and negatively impacting the neighborhood.

Public comment closed at 7:36 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The proposed additions to the front and rear of the project are acceptable and in keeping with the original design style, and the small amount of the encroachment into the 40-foot setback at the rear yard is minor and technical in nature and not visible from the public and therefore supportable by the Board. 2) The architecture is in keeping with the most of the detailing of the original structure, however some Board members feel that the raised entry roof with the gable windows is too complicated because it competes with the other two gable forms on the front elevation. 3) The Board looks forward to high quality detailing of the window, railings, and newly relocated chimney. 4) The Board looks forward to clarifying some of the floor plan discrepancies between the first and second floor, especially in the lower bedroom area.

Action:Wienke/Sherry, 7/0/0 (Manson Hing absent).