



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 31, 2007
AGENDA DATE: November 7, 2007
PROJECT ADDRESS: 643 Island View Drive (MST2007-00520)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 9,273 square foot project site is currently developed with a single-family residence and attached two-car garage. There is a 1,000 square foot addition currently under construction. The proposed project involves changing an existing window, located on the front of the residence, to a French door. The discretionary application required for this project is a Modification to permit alterations to portions of the residence located within the required thirty-foot (30') front yard setback (SBMC §28.15.060).

Date Application Accepted: October 15, 2007 Date Action Required: January 15, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Mark Morando	Property Owner:	Sam Shiber
Parcel Number:	035-091-010	Lot Area:	9,273 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	15%
Adjacent Land Uses:			
	North - One-Family Residence		East - One-Family Residence
	South - One-Family Residence		West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,654 sf	No Change
Garage	410 sf	No Change
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area: 9,273 sf
Building: 3,064 sf; 33%
Hardscape: 1,161 sf; 13%
Landscape: 5,048 sf; 54%

IV. DISCUSSION

The remodel and addition underway at the property was designed to comply with all current zoning regulations. This revision, which will replace an existing window with a French door, alters a portion of the building which is non-conforming to its front yard. The alteration will result in an improvement that will provide direct access from a bedroom to an outdoor door patio area that takes advantage of the properties ocean views. No new floor area is necessary for the change and an existing screen prevents the proposed change from even being noticed from the street.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the Modification secures an appropriate improvement and meets the purpose and intent of the ordinance by allowing an alteration for improved use without adding new floor area in an already non-conforming yard.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 10/15/07

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Mark Morando
179 El Sueno Road
Santa Barbara, CA 93110
(805) 680-2703
10/15/07

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

RE: Modification request for 643 Island View Drive; APN: 049-133-013, E-1

Dear Staff Hearing Officer:

643 Island View Drive is an existing single family residence of 2,654 net square feet with an attached 410 square foot garage. The house currently encroaches into the required 30' front and 10' interior yard setback on the north and east side of the 9,273 square foot lot.

All of the structures on the lot are legal according to City files and recent permits. The proposal is to install a French door in the front bedroom under the existing five-foot header, in the same opening, except it will expand down to the floor.

The modification requested is to allow the new door in the window opening within the required 30' front yard setback in the E-1 zone.

The major benefit of having the door will be that it allows the bedroom to be accessible to the existing front patio. The house sits on a sloping terrace, seven feet above the sidewalk on the bedroom side for which the modification is requested. The door is setback 26 feet from the sidewalk and there is a three-foot lattice fence at the beginning of the slope. Thus, the bottom of the window cannot be seen from the street, nor any of the neighboring properties as they are all lower than the Shiber's residence on the east side of the dwelling. The door will be the same style as the old window, thereby retaining the existing architectural style of the residence.

Sincerely,



Mark Morando