



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 12, 2008  
**AGENDA DATE:** November 19, 2008  
**PROJECT ADDRESS:** 41 S. Ontare Road (MST2008-00472)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 6,547 square foot project site is located on the corner of S. Ontare Road and San Pablo Lane. Current development on site consists of a single family residence and detached garage. The proposed project involves a remodel and interior floor plan reconfiguration. The discretionary application required for this project is a Modification to permit window and door changes and a new chimney to be located within the required 20' front setback facing San Pablo Lane (SBMC § 28.15.060).

Date Application Accepted: October 13, 2008      Date Action Required: January 13, 2009

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Mathew Gradias	Property Owner:	Nelson & Kathleen Roberts
Parcel Number:	051-053-011	Lot Area:	6,547 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-2
Existing Use:	One-Family Residence	Topography:	Flat

#### Adjacent Land Uses:

North - One-Family Residence	East - One-Family Residence
South - One-Family Residence	West - One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,350 sf	N/A
Garage	377 sf	N/A
Accessory Space	N/A	N/A

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,797 sf 27%    Hardscape: 1,520 sf 23%    Landscape: 3,230 sf 50%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.43    Proposed FAR: 0.26    = 61% of Max. Allowed FAR

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/Allowance</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks			
- Front	20'	15'	14'

**V. DISCUSSION**

This project site is located on the corner of Ontare Road and San Pablo Lane. Due to different development standards at its time of construction, the existing residence currently encroaches into the 20-foot San Pablo Lane front setback. The proposed project involves a remodel that will result in the addition of a fireplace at the south elevation and new windows and a door along the south and east facades. The proposed changes will result in alterations to a non-conforming portion of the residence and require modification approval. It is Staff's position that the alterations, which are a part of the interior upgrade, do not alter the existing footprint, create impacts to adjacent neighbors, or intensify the use on site. The existing 15' front setback will be maintained for the residence and 14' for the chimney.

**VI. 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 alterations are appropriate for the residence and will allow a remodel that does not expand the existing footprint or result in impacts to the neighbors.

Said approval is subject to the condition that the existing fence that encloses the yard between the residence and garage be brought into compliance with maximum heights as required by the Ordinance.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated October 13, 2008

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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October 13, 2008

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

**RE: Modificatio Request for 41 S. Ontare Road; APN 051-053-011; ZONE E-3**

Dear Staff Hearing Officer,

There is an existing house (1350 s.f. net) and detached garage (377 s.f. net) on this corner lot property. The existing residence currently encroaches on one of two front yard setbacks. The existing garage is outside of the front yard setback. All existing structures have building permits according to City building files. The proposed project includes an interior remodel, the addition of a fireplace at the south elevation of the residence and new windows along the south and east facades.

The modification being requested is to allow the proposed development within the front yard setback. Windows along the south wall and east walls will be removed and new windows put in place. In addition, there is a new fireplace provided at the south area of the existing living room. This fireplace will protrude into the setback an additional 30-36" beyond the current wall line of the house. The proposed interior remodel will make better use of the existing space and provide limited modifications to the existing residence and thus have limited impact on the existing neighborhood.

The benefits of the project include providing a much needed interior remodel without additional square footage being added. This eliminates adjustments to the existing roof line as well as any adjustments to the existing footprint of the residence. The existing neighborhood character is not impacted by this proposed project.

Best Regards,

Mathew Gradias