



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 3, 2015  
**AGENDA DATE:** September 16, 2015  
**PROJECT ADDRESS:** 150 Loma Media Drive (MST2014-00549)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 David Eng, Planning Technician *DE*

### I. PROJECT DESCRIPTION

The 11,657 square-foot site is currently developed with a 1,139 square-foot single family residence, an attached 260 square-foot one-car carport, and an attached 47 square foot utility shed. The proposed project involves 155 square feet of first-story additions, a new 407 square foot two-car garage, a new retaining wall and fence along the easterly property line, a covered front porch, decks and landings in the front yard, and new and relocated windows on each elevation.

The discretionary application required for this project is:

1. Interior Setback Modification to allow alterations to the dwelling for new a window and a sliding glass door to encroach into the required ten-foot interior setback to the east (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: August 6, 2015

Date Action Required: September 16, 2015

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

**III. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Chris Cotrell	Property Owner:	John and Janet Kruger
Parcel Number:	019-262-005	Lot Area:	11,657 sq. ft.
General Plan:	Low Density Residential (Max. 3 du/acre)	Zoning:	E-1
Existing Use:	Single Family Dwelling	Topography:	37% slope

Adjacent Land Uses:

North – Single Family Dwelling	East - Single Family Dwelling
South – Single Family Dwelling	West – Single Family Dwelling

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,139 net sq. ft.	+ 155 sq. ft. = 1,294 net sq. ft.
Garage	260 net sq. ft. (Carpport)	+147 sq. ft. = 407 net sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,701 sf 15% Hardscape: 1,211 sf 10% Landscape: 8,745 sf 75%

**IV. DISCUSSION**

The proposal includes adding a new clerestory window and replacing an existing window with a sliding glass door, all within the eastern interior setback. This project includes design review by the Single Family Design Board.

Interior Setback Modification

The applicant is requesting an Interior Setback Modification to add a new clerestory window (1 foot x 6 feet) on the north elevation and to replace a window (3 feet x 6 feet) with a larger sliding glass door (7 feet x 8 feet) on the south elevation, both within the required 10 foot interior setback. The existing dwelling is non-conforming to the East interior setback as it is located two feet from the interior property line instead of the ten feet required. Staff supports the Interior Setback Modification because the clerestory window and sliding glass door are not anticipated to adversely impact the adjacent neighbor. The clerestory window would face a retaining wall and slope on the north side of the property. The sliding glass door is oriented toward the front yards of the subject and neighboring property to the east and would encroach less than one foot into the interior setback.

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 window and sliding glass door in the interior setback are appropriate because they are not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 6, 2015

Contact/Case Planner: David Eng, Planning Technician  
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Phone: (805) 564-5470 x**5541**

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CITY OF SANTA BARBARA  
PLANNING DIVISION

August 6, 2015,

Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara CA 93102-1990

RE: Modification Request for 150 Loma Media Road: APN 019-262-005

Dear Staff Hearing Officer:

1. Description

There is an existing 1,139 square foot residence with a two-car carport on the property. The house encroaches on the interior setback on the eastern side of the property. The proposal is to:

1. Add a new covered patio
2. Replace existing windows and doors
3. Interior remodel
4. Convert (e) utility shed to living space
5. Re-roof
6. Address ZIR 2014-00249

2. Modification Request

The modification being requested is to allow new and revised windows/door and landing in the interior yard setback. Specifically:

A. Existing north bedroom:

- add new north clerestory windows: these windows look out onto the hillside above, and are neither a visual impact from the exterior, nor do they provide views to neighboring residences.
- replace existing eastern window: the owner has worked with the neighbor at 140 to come up with a fence arrangement that provides privacy to both parties

B. Existing master bedroom:

- replace (e) east window with new clerestory window: this provides light to the bedroom while providing privacy to the neighbor to the east
- replace (e) south window w/ new sliding door and landing: there is only a minor encroachment to the setback (less than 12").

3. Project Benefits:

The major benefits of the proposed window changes are to provide the light and air to the owner while maintaining privacy for the neighbors. I am deeply impressed with the amount of neighborly work involved in coming up with a solution that satisfies all parties. Thank you for your review and consideration.

Kind regards,



Chris Cottrell, AIA, LEED ap

**EXHIBIT B**