



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 9, 2006  
**AGENDA DATE:** August 16, 2006  
**PROJECT ADDRESS:** 3317 Cliff Drive (MST2006-00254)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The proposed project involves a 1½ acre lot currently developed with a 5,600 square foot single family residence. The proposed project involves a remodel which will result in exterior alterations to windows and doors. The discretionary application required for this project is a Modification to permit alterations to portions of the building located within the required interior yard setback (SBMC 28.15.060).

Date Application Accepted: July 10, 2006 Date Action Required: October 10, 2006

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Greg Jenkins	Property Owner:	Bill & Pat Cook
Parcel Number:	047-082-018	Lot Area:	72,000 sf
General Plan:	1 Unit Per Acre	Zoning:	A-1/SD-3
Existing Use:	Residential	Topography:	26% Bluff Property
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Pacific Ocean		West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	5,563 sf	No Change
Garage	750 sf	No Change
Accessory Space	115 sf open gazebo	No Change

**III. LOT AREA COVERAGE**

Lot Area: 72,000 sf  
Building: 5,742 sf; 8%  
Landscape: 22,059 sf; 31%  
Hardscape: 44,199 sf; 61%

**IV. DISCUSSION**

- The project received a Design Review Administrative Approval for changes to window, doors, and an “as-built” fountain on May 3, 2006.
- A major remodel to the existing residence will result in door and window changes to portions of the structure that are currently non-conforming to setbacks. No new square footage is proposed within the intended “buffer” area. Due to the size of the lot, the distance from the street, and the established vegetation, the alterations will not be visible to the neighbors, the beach, or the public right-of-way.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on the lot and is consistent with the purposes and intent of the Ordinance by allowing improvements to the existing structure without impacts to the neighbors. Said approval is subject to the conditions that the “as-built” fountain and spa be either legalized or removed.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated July 8, 2006

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



July 8, 2006

Staff Hearing Officer  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

Re: Modification request for 3317 Cliff Drive, Santa Barbara, CA 93109  
APN: 047-082-018 Zone: A-1/SD-3

Dear Staff Hearing Officer:

At the above-mentioned address, my clients own an existing 5,563 sq. ft. single-family residence with attached 750 sq. ft. three-car garage, and a detached 115 sq. ft. gazebo on a 69,421 sq. ft. lot. The parcel also contains a tennis court, patios, fountain, entrance gate, driveway, and motor court. All structures have City permits with the exception of the fountain, which is part of this current permit application. An un-permitted trellis structure has been removed and tall plantings along the driveway entrance have been reduced to 3'-6" in height to meet code. A portion of the existing residence encroaches 1'-4" into the westerly interior side setback and 6'-5" into the easterly interior setback. The existing encroachments are due to a down zoning that has occurred since the home was originally built. We are proposing a 1,688 sq. ft. interior remodel. We are not proposing to add any new square footage to the home.

The modification being requested is to allow the remodel and addition of door and window openings on the existing walls that encroach into the interior yard setbacks as described above. The remodel will add approx. ten sq. ft. of door and window area to the west elevation. Doors and windows on the easterly wall will be remodeled as well, but will have a net decrease of approx. nine sq. ft.

We believe this modification request to be reasonable since there is no impact to the privacy of our adjacent neighbors due to mature landscaping and the fact that no additional square footage is being proposed.

Respectfully submitted on behalf of William and Patricia Cook,

Gregory C. Jenkins, Architect

