



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 15, 2006  
**AGENDA DATE:** November 22, 2006  
**PROJECT ADDRESS:** 3061 Calle Noguera (MST2006-00599)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DJK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 14,000 square foot project site is located on the corner of Calle Noguera and Calle Palo Colorado. Current development on site, which is currently under remodel, consists of a 1,600 square foot residence and 1,000 square foot detached accessory/garage structure. The discretionary application required for the project is a Modification to permit window alterations to a portion of the building located within the required six-foot (6') interior setback (SBMC§28.15.060).

Date Application Accepted: October 2, 2006      Date Action Required: January 2, 2006

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	James Macari	Property Owner:	Molly Kellogg
Parcel Number:	053-342-001	Lot Area:	14,000 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-2
Existing Use:	Residential	Topography:	Flat
Adjacent Land Uses:			
	North - 1-Family Residence		East - 1-Family Residence
	South - Commercial - Service Station		West - 1-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,597 sf	No change
Garage	431 sf	No Change
Accessory Space	560 sf	No Change

**III. LOT COVERAGE**

Lot Area: 13,875  
Building: 1,597 sf; 19%  
Hardscape: 400 sf; 3%  
Landscape: 10,887 sf; 78%

**IV. DISCUSSION**

The proposed project involves a remodel to the 3-bedroom 1½ bath home. Interior alterations reconfigure the floor plan into a 3-bedroom 2 bath residence. No new floor area is proposed. Minor exterior changes, including the removal of one window and the relocation of another, are proposed for a portion of the residence which is non-conforming to setbacks. Staff supports this request because there is a net loss of openings in the setback, the new window is being installed in the existing wall, and will not be visible to the immediate neighbor due to an existing fence and hedge located along the common property line.

**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 and does not violate the purpose or intent of the ordinance. Said approval is subject to the condition that all hedges located along both front lot lines and within the public right-of-way be brought into conformance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated October 2, 2006
- C. Neighbor's support letter dated September 27, 2006

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

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OCT 02 2006

CITY OF SANTA BARBARA  
PLANNING DIVISION

City of Santa Barbara  
Planning and Development  
620 Garden Street  
Santa Barbara, CA 93101

RE: 3061 Calle Noguera  
Modification Permit Request

This request for a modification permit encompasses the addition of a window into the non conforming setback of a side yard. The east property line set back is 5' to the residence.

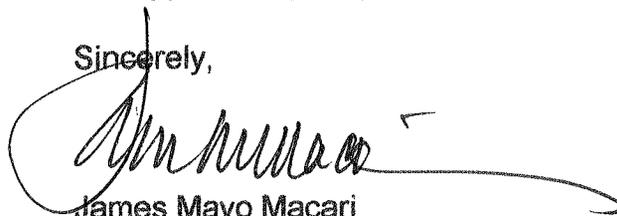
The proposal is to add a 2'-6" x 3'-0" window to an existing 2'-6" x 3'-0" window. This same face of the building is proposed to eliminate two windows of the same size as the added. Therefore in the final tally, reducing the glazed square footage at the elevation of the residence.

This east facing elevation has a heavily landscaped fence line between the adjoining property residence. A 6' high wood fence is also at this property line between residences.

Therefore, the impact of the added glazing at this location is of no impact to privacy, or increased use of side yard.

We appreciate your positive allowance to our request.

Sincerely,



James Mayo Macari  
Architect



779 Palermo Drive, Santa Barbara, CA 93105 805-898-0747 Fax 898-0746

EXHIBIT B



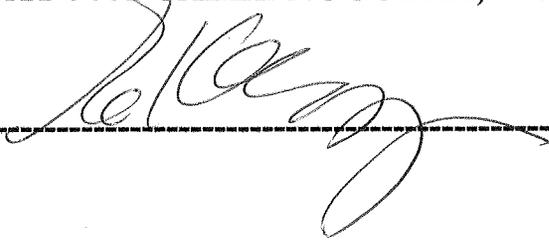
**CONCERNING THE RESIDENCE AT 3061 CALLE NOGUERA  
SANTA BARBARA CALIFORNIA, 93105  
OWNER, MOLLY KELLOGG  
HOME # 805 682 3826 EMAIL [molly@foodhunter.org](mailto:molly@foodhunter.org)**

**SEPTEMBER 27, 2006**

**THE SUBJECT, IS THE WINDOW TO BE INSTALLED FOR THE  
MASTER BATHROOM AT #3061 AND THE FACT THAT IT WILL  
NOT COMPROMISE OUR PRIVACY, NOR THAT OF OUR  
NIEGHBOR, AND SEE MS, KELLOG'S SIGNATURE IS BELOW.**

**OWNER AT 3061 CALLE NOGUERA, MS KELLOGG**

**X** \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Molly Kellogg", written over a horizontal dashed line.

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OCT 02 2006

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PLANNING DIVISION**

**CONCERNING THE RESIDENCE AT 3061 CALLE NOGUERA  
SANTA BARBARA CALIFORNIA, 93105  
OWNER, MOLLY KELLOGG  
HOME # 805 682 3826 EMAIL [molly@foodhunter.org](mailto:molly@foodhunter.org)**

**SEPTEMBER 27, 2006**

**THE SUBJECT, IS THE WINDOW TO BE INSTALLED FOR THE  
MASTER BATHROOM AND IT'S ACCEPTANCE BY THE OWNER  
OF THE NEIGHBORING HOUSE AT 3057 CALLE NOGUERA, MR,  
BRIAN DAVID FREDERICK WHO DOES NOT OBJECT TO THE  
NEW WINDOW, AND WHO ALSO AGREES THAT HE WILL  
RETAIN HIS PRIVACY, HIS SIGNATURE IS BELOW.**

**NEIGHBOR AT 3057 CALLE NOGUERA, MR FREDERICK**

X  \_\_\_\_\_

**RECEIVED**

**OCT 02 2006**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**