



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 10, 2007
AGENDA DATE: January 17, 2007
PROJECT ADDRESS: 1823 Mira Vista Avenue (MST2006-00507)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The project site is located on the corner of Mira Vista Avenue and San Carlos Road. Current development on site consists of a single family residence and two-car garage. The entire residence is currently being remodeled under a separate permit. Additional areas to be altered include the front door and windows, and a balcony over the garage. The discretionary application required for these alterations is a Modification to permit changes to portions of the building located within the required thirty-foot (30') front yard setback facing Mira Vista Avenue (SBMC §28.15.060).

Date Application Accepted: December 19, 2006 Date Action Required: March 19, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Vic Lozzetti	Property Owner: Stuart & Deborah Fuss
Parcel Number: 019-090-021	Lot Area: 7,625 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: Residential	Topography: 19% Slope
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	1,759 sf	No Change
Garage	400 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area:	7,625 sf
Building:	1,759 sf; 23%
Hardscape:	409 sf; 6%
Landscape:	5,457 sf; 71%

IV. DISCUSSION

The project was reviewed and approved by the Architectural Board of Review (ABR) on November 6, 2006

The alterations being proposed affect the front of the existing residence which is currently non-conforming to the required thirty-foot (30') front yard setback. The alterations which involve a minor window and front door change, and the replacement of a balcony rail with a roof, are architectural changes that do not intensify the existing non-conformancy. It is Staff's position that the alterations provide aesthetic improvements to the existing facade with no risk of impacts to adjacent properties.

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 meets the purpose and intent of the Ordinance in that the improvements are aesthetic in nature and do not result in additional floor area within required yards.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated December 15, 2006
- C. ABR Minutes

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

December 15, 2006

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

Re: Modification Request for 1823 Mira Vista Avenue
APN 019-090-021, Land Use Zone E-1

Dear Staff Hearing Officer:

There is an existing house (1,759 sq. ft.) with an existing deck (366 sq. ft.) and an existing two-car garage (407 sq. ft.) on the property. A portion of the house currently encroaches into the front setback 14.5 feet on the northwest side of the property. A portion of the garage currently encroaches into the front setback 2.5 feet on the northeast side of the property. The building has building permits according to the City building files. The proposal is (1) to remove the existing rail over the existing balcony and replace with a new shed roof to match the color and texture of the existing roof, and (2) to replace an existing window on the north elevation with a new energy efficient window and one side light at each side of the front door.

The ~~first~~ modification being requested is to allow for the replacement of an existing rail. The existing rail serves no useful purpose, given its location, since there is no accessibility to it or the existing balcony from any room in the house. By replacing the rail with a roof, this new element will have a purpose and will be aesthetically pleasing in keeping with the overall project.

The ~~second~~ modification being requested is to allow for the replacement of an existing window on the north elevation and to allow for the addition of one side light at each side of the front door. The existing single glazed window is not energy compliant with current Title 24. By replacing them with new energy efficient windows it will bring the structure closer to current requirements. The existing living room window is 8'-0" x 2'-0". The new window would be 6'-0" x 3'-0" which would allow more light and ventilation into the interior space. Each side light would be 1'-0" x 6'-8". The appearance of the new window and side lights will harmonize with other areas of the structure that have been addressed under separate permits.

The benefits of the proposed improvements are: the energy efficiency and overall appearance of the residence would be improved; the proposed roof would eliminate water intrusion into the existing garage; the entire project would be brought together harmoniously, and it would bring a fresher look to an otherwise dated structure.

Respectfully,



Vic Lozzetti
C.A.S.A. di Disegno, LLC

EXHIBIT B

1823 MIRA VISTA ABR MINUTES

Review After Final for a 51 square foot addition to the master bedroom taken from the existing balcony and the replacement of existing windows on the north elevation.

Final Approval as submitted of the Review After Final.