



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 11, 2007  
**AGENDA DATE:** July 18, 2007  
**PROJECT ADDRESS:** 1600 Shoreline Drive (MST2007-00123)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DJK*  
 Roxanne Milazzo, Associate Planner

### I. PROJECT DESCRIPTION

The 7,866 square foot project site is located on the corner of Shoreline and Loyola Drives. Current development on site consists of a single family residence and attached garage. The proposed project involves the conversion of the existing garage to habitable space, replacement of a 2-car garage, 936 square feet of second story and an upstairs deck. The discretionary applications required for this project are Modifications to permit: Less than the 1,250 square feet of open yard as required (SBMC §28.15.060); alterations to portions of the residence currently located within the required front yard facing Loyola (SBMC §28.15.060); and to allow a wall height in excess of 3 1/2' when located within ten-feet of a front lot line or for the first 20' along the driveway (SBMC §28.87.170).

Date Application Accepted: May 1, 2007 Date Action Required: November 1, 2007

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	James Zimmerman	Property Owner:	J. Benadon & K. Meehan
Parcel Number:	045-172-013	Lot Area:	7,866 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-3
Existing Use:	One Family Residence	Topography:	13% Slope
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	1,528 sf	936 sf addition
Garage	409 sf to be demolished	410 sf new
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area: 7,866 sf  
Building: 2,874 sf; 37%  
Hardscape: 410 sf; 5%  
Landscape: 4,582 sf; 58%

**IV. DISCUSSION**

- This project was reviewed by the Architectural Board of Review on April 16, 2007, given favorable comments and forwarded on to the Staff Hearing Officer. The project will return to the Single Family Design Board (SFDB) for its final approval.
- The project site which is located in the Coastal Zone was processed and granted a Coastal Exclusion on March 29, 2007.
- There are three (3) Modifications are being requested for the proposed project:
  1. Door and window changes to the existing east elevation result in alterations to non-conforming portions of the existing building. Staff supports this request in that the change does not result in intensification in use or additional floor area within the required yard.
  2. Relocation of the garage with access off of Loyola Drive reduces the existing open yard area to 900 square feet. It is Staff's position that although the area does not meet the required 1,250 square feet, a private yard is still being provided with adequate dimensions for the intended use. The new entry area, which is designed as a courtyard, will provide extended hours of sunlight, be directly accessible to the living room and kitchen areas, and be used for outdoor living space as well. Staff also considered the improved safety of the new driveway location over the existing situation which requires backing out onto Cliff Drive.
  3. The last Modification relates to the existing retaining wall that runs along both front lot lines. Field measurements have revealed that a small portion of the wall, located near the corner, exceeds the maximum allowable height of 3 ½'. Staff supports this minor height request in that it does not result in obstructed visibility for public safety.

All other aspects of the project and its second story addition, observe the current development standards for new construction.

V. **RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modifications requested for this project are necessary to secure appropriate improvements, and do not violate the purpose or intent of the Zoning Ordinance in that the window and door changes are technical in nature and do not change the existing encroachment, that adequate open yard area is being provided on site, and that the section of over height wall does not create a safety issue for the community.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated April 30, 2007
- C. ABR Minutes

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

JAMES J. ZIMMERMAN, A.I.A.

ARCHITECTS

MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

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

April 30, 2007

Attention: Roxanne Milazzo

Re: Request for a Modification for-  
1600 Shoreline Drive  
Santa Barbara, CA. 93109  
APN #045-172-013, Zone E-3/SD-3  
MST2007-00123

Dear Roxanne,

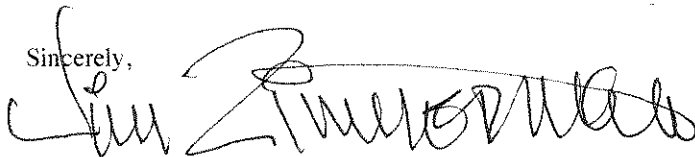
We are currently involved with a project located at 1600 Shoreline Drive in which our clients would like to make improvements to their existing residence. The proposed improvements would consist of demolishing, relocating, and building a new garage (410 SF) with a driveway access from Loyola Street, new master bedroom addition (347 SF), new entry (108 SF), new 2<sup>nd</sup> floor addition (481 SF) with a roof deck (281 SF), and a covered veranda (213 SF).

Due to the open yard requirement of 1,250 SF, we are proposing to reduce the open yard area to 904 SF. The Modification request is as follows:

- Request #1: Request to reduce open yard area to 904 SF.  
Reason: We feel this is justified because the residence is on a corner lot and since we're providing an open courtyard and veranda as part of the side yard adjacent to Shoreline Drive, it cannot be considered open yard area. The courtyard with the southwest exposure and views provide a more desirable area accessible from living room and kitchen. Relocating the garage and approach to Loyola Drive eliminates the automobile backing out into a left turn lane and heavily traveled street.
- Request #2: Existing retaining wall (adjacent to sidewalk) on the east side that exceeds 42" in height to remain.  
Reason: The wall is retaining the front yard and would be difficult to remove and retain the existing drainage.
- Request #3: Window and door alterations to the east wall currently in the setback.  
Reason: Providing more light and ventilation into bedrooms and kitchen.

Please see enclosed site plan for further clarification. This project has received good comments from ABR and the board was supportive of reducing the open yard area and we also received Coastal Exclusion approval. Do not hesitate to contact us if you have any questions regarding our request.

Sincerely,



Jim Zimmerman, AIA  
Zimmerman Architects  
Encl. (Site Plan)

**EXHIBIT B**

## 1600 SHORELINE DRIVE COMMENTS BY ABR

April 16, 2007 -

Public comment opened at 7:13 p.m. As no one wished to speak, public comment was closed.

**Motion:**            **Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:**

- 1) The modification is technical in nature and has no negative aesthetic impact.
- 2) The Board appreciates the front outdoor space.
- 3) There is concern with the two-story façade and the bulkiness of the stair element.
- 4) Provide photographs of adjacent properties above the site showing their proximity.
- 5) Provide additional landscaping on the west property line.
- 6) The elevations will be reviewed in greater detail when returning to the Full Board.

**Action:**            Zink/Blakeley, 7/0/0. Motion carried. (Manson-Hing absent.)