



# City of Santa Barbara

## California

### STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 22, 2007  
**AGENDA DATE:** August 29, 2007  
**PROJECT ADDRESS:** 2234 Chapala Street (MST2007-00303)  
**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 7,000 square foot project site is located on the corner of Chapala and West Pueblo streets. Current development on site consists of a single-family residence and a detached two-car garage. The proposed project involves a remodel to all structures on site. No new square footage is proposed. The discretionary application required for this project is a Modification to allow a window change to the front of the house to be located within a required front yard (SBMC§28.15.060).

Date Application Accepted: June 11, 2007 Date Action Required: September 11, 2007

#### II. SITE INFORMATION AND PROJECT STATISTICS

##### A. SITE INFORMATION

Applicant:	Sarah Hammett	Property Owner:	Sarah Hammett
Parcel Number:	025-191-001	Lot Area:	7000 sf
General Plan:	5 units/acre	Zoning:	E-3
Existing Use:	Single Family Residence	Topography:	7 % Slope
Adjacent Land Uses:			
	North – Single Family Residence		East – Single Family Residence
	South – Single Family Residence		West – Single Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,200 sf	No Change
Garage	500 sf	No Change
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area: 7,000 sf  
Building: 500 sf; 24%  
Hardscape: 288 sf; 4%  
Landscape: 5,012 sf; 72%

**IV. DISCUSSION**

In this single family residence the replacement of an existing front window will result in an aesthetic improvement to the style of the home. Staff recognizes the site constraint associated with the corner location and its two twenty-foot setbacks. The proposed window change will result in an alteration to the window, located on the front porch facing Chapala Street, which is currently non-conforming to its West Pueblo Street setback. Staff recognizes that the proposed remodel results in no additional square footage within required yards.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the Modification is necessary to provide an appropriate improvement within a second front yard and that it meets the purpose and intent of the ordinance by resulting in alterations, not floor area within the required yard.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 4/3/07

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

Sarah Hammett  
16212 Kennedy Rd.  
Los Gatos, CA 95032  
(408) 568-1475

4/3/07

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

Re: Modification request for 2234 Chapala  
APN 025-191-001 Zone E-3

There is an existing house (1200 sq. ft.) with an enclosed porch and a detached garage. During a permitted remodel, we discovered that the existing porch was enclosed without permits and one of the proposed window enlargements is within the setback.

We have removed the walls of the sunporch, but request that the roof remain in tact. The porch was built with the original house, but there is nothing in archives to indicate whether or not it was covered. Most porches have an overhang for protection from the elements. There is an original entry door at this location.

The proposed elliptical window will replace a vinyl window. The new solid wood window is 20/60/20 with a clear center flanked by two gridded sidelites (see photo). The style is far more

appropriate to the era in which the house was built. (In fact one can still see an outline in the stucco where a window of the same size and shape once existed.)

The major benefits from keeping a roof over the porch are both aesthetic and beneficial to the longevity of porch and entry. The house would look rather odd without this section of roof and the entry would have to endure both sun and rain.

The major benefits of the window replacement are historic restoration and the marked improvement to the appearance of the front of the house. It would be the same style/brand of window which was already installed to the right side of the front of the house.

Sincerely,

Saul Hunt