



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 2, 2008  
**AGENDA DATE:** April 9, 2008  
**PROJECT ADDRESS:** 216 E. Junipero (MST2008-00026)  
**TO:** Bettie Weiss, City Planner & Susie Reardon, Senior Planner  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DJK*  
 Roxanne Milazzo, Associate Planner *Rat*

### I. PROJECT DESCRIPTION

The 7,800 square foot project site is currently developed with a 2,156 square foot single-family residence with attached garage. The proposed project involves a remodel, currently underway, that will result in window and door alterations to portions of the existing residence. The discretionary application required for this project is a Modification to permit window and door alterations within the required interior yard setback (SBMC §28.15.060).

Date Application Accepted: February 25, 2008      Date Action Required: May 25, 2008

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Kent Mixon Architect	Property Owner:	Chris Herthel & Jane Sorenson
Parcel Number:	025-132-002	Lot Area:	7,806 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
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	1,763 sf	253 sf
Garage	393 sf	No Change
Accessory Space	None Existing	No Change

**III. LOT AREA COVERAGE**

Lot Area:	7,806 sf.
Building:	2,229 sf; 29 %
Hardscape:	756 sf; 10%
Landscape:	4,812 sf; 61%

**IV. DISCUSSION**

The project was reviewed by the Single Family Design Board on February 11, 2008, and given favorable comments.

The project site is currently developed with a single story, single family residence with attached garage. A remodel, currently underway, will result in 253 square feet of new floor area. All portions of the new floor area will observe current setback requirements. However, a Modification is being requested to permit window alterations to portions of the existing residence that are currently are non-conforming to the northern interior yard setback. The alterations, that include the change of a door to window, relocation of two windows, and the removal of one window, are necessary due to the interior floor plan changes being made. It is Staff's position that the new window locations are necessary improvements related to the remodel and that because the number of windows does not increase, there should be no anticipated impacts to the neighboring property.

**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 of better placed windows for the new floor plan configuration, and that the purpose and intent of the ordinance is being met in that there is no intensification of use, or new floor area, being proposed within the required yard.

**Exhibits:**

- A. Site Plan
- B. Applicant's letter dated February 25, 2008
- C. Single Family Design Board Comments dated February 11, 2008

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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KENT MIXON

architects

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Date: February 25<sup>th</sup>, 2008

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

Re: Modification Request for 216 E. Junipero St.; APN 025-132-002; Zone E-1

Dear Staff Hearing Officer:

There is an existing 1-story house (2156 sq. ft.) with an attached 2-car garage on the property. The house and garage currently encroach into the northerly interior setback by 4'. The garage currently encroaches into the front yard garage setback by 5'. The house also currently encroaches into the southerly interior setback by 3'. The existing house has a building permit according to the City building files. The proposal is to relocate or remove the following windows and door located within the interior yard setback at the North elevation:

- A. Remove an existing 2'0" x 2'10" window on the North wall at the existing Bath.
- B. Relocate an existing 3'0" x 4'2" window on the North wall of the Master Bedroom.
- C. Relocate an existing 3'0" x 4'2" window on the North wall of Bedroom 1.
- D. Remove an existing 3'0" x 6'8" door on the North wall of Bedroom 1, and replace it with a 3'0" x 6'8" window. This opening will be relocated 2'-6" west of its current location.

The modification being requested is to allow the removal and/or relocation of a door and several windows located along the northerly wall of the residence within the interior setback. As we are also proposing a remodel of the two existing bedrooms along the north side of the house, the proposed locations of the relocated windows respond to new wall locations, and would be centered in the new room layouts. The window we are proposing to remove creates a limitation of hanging space in the proposed Master Closet. The door we are proposing to replace in Bedroom 1 appears to be a more recent change to the house. We are proposing to reuse the original window (which has been relocated to the south wall of the Garage) in its place, to match the other original window in the bedroom. With this proposal, we will not be increasing, but rather, decreasing the size and number of openings that currently exist along the north wall.

The major benefits of having the door and windows removed or relocated within the required interior setback are that it allows the existing windows to be reused to work with the new configuration of the bedrooms. This will minimize the price and scope of the project. Replacing the existing door with an original window will allow the character of the house to remain in keeping with the original design. As mentioned previously, this proposal will decrease the size and number of openings that are currently located within

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**EXHIBIT B**

Single Family Design Board Minutes from February 11, 2008

**A. 216 E JUNIPERO ST**

Assessor's Parcel Number: 025-132-002  
Application Number: MST2008-00026  
Owner: Chris Herthel and Jane Sorenson  
Architect: Kent Mixon

(Proposal for window and door changes at north elevation. The existing one-story 2,156 square foot single-family residence including attached 393 square foot two-car garage is legal, non-conforming to interior setbacks on the 7,806 square foot parcel. Staff Hearing officer approval of a modification is requested for alterations in the setback. The total square footage of the residence of 2,394 square feet is 76% of the maximum FAR.)

**(PUBLIC HEARING. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

Continued to the Staff Hearing Officer with the following comments: 1) The proposal is an improvement and matches the existing architecture. 2) Project may return for Staff approval.