



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 9, 2008  
**AGENDA DATE:** July 16, 2008  
**PROJECT ADDRESS:** 605 E. De La Guerra Street – Unit A (MST2008-00260)  
**TO:** Bettie Weiss, City Planner. Staff Hearing Officer  
 Susan Reardon, Senior Planner  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 7,500 square foot project site is currently developed with a triplex. The proposed project involves a remodel of Unit A. The discretionary application required for this project is a Modification to permit window changes to the portion of Unit A which is located within the interior setback (SBMC §28.21.060).

Date Application Accepted: June 24, 2008      Date Action Required: September 24, 2008

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Y.S. Kim	Property Owner:	David Bolton
Parcel Number:	031-032-013	Lot Area:	7,500 sf
General Plan:	12 Units Per Acre	Zoning:	R-3 Multi-Family Residence
Existing Use:	Triplex	Topography:	14% Slope
Adjacent Land Uses:			
	North – Multi-Family Residence		East – One-Family Residence
	South - Multi-Family Residence		West - Multi-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,568 sf	No Change
Garage	504 sf	No Change
Accessory Space	None Existing	No Change

**III. LOT AREA COVERAGE**

Lot Area: 7,500 sf  
Building: 2,821 sf; 37%  
Hardscape: 2,010 sf; 27%  
Landscape: 2,669 sf; 36%

**IV. DISCUSSION**

Because there is multiple family residential development on this site, review by the Architectural Board of Review (ABR) is required. The ABR will review the window alterations on the Consent Calendar if a Modification is approved.

This property is currently developed with a triplex. The front unit (Unit A) is being remodeled and the interior floor plan is being reconfigured. The new floor plan will require changes to the existing window locations. Because the structure is non-conforming to its interior yard setback, the proposed window alterations require Modification approval. It is Staff's position that the proposed changes, which are necessary for code compliance and function, are an appropriate improvement that will not increase the number of windows on that side of the unit.

**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 relocating windows for the new floor plan configuration and meets the purpose and intent of the Ordinance by resulting in minor alterations to the existing window, not adding additional or larger openings, or floor area within the setback.

Exhibits:

**A. Site Plan**

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

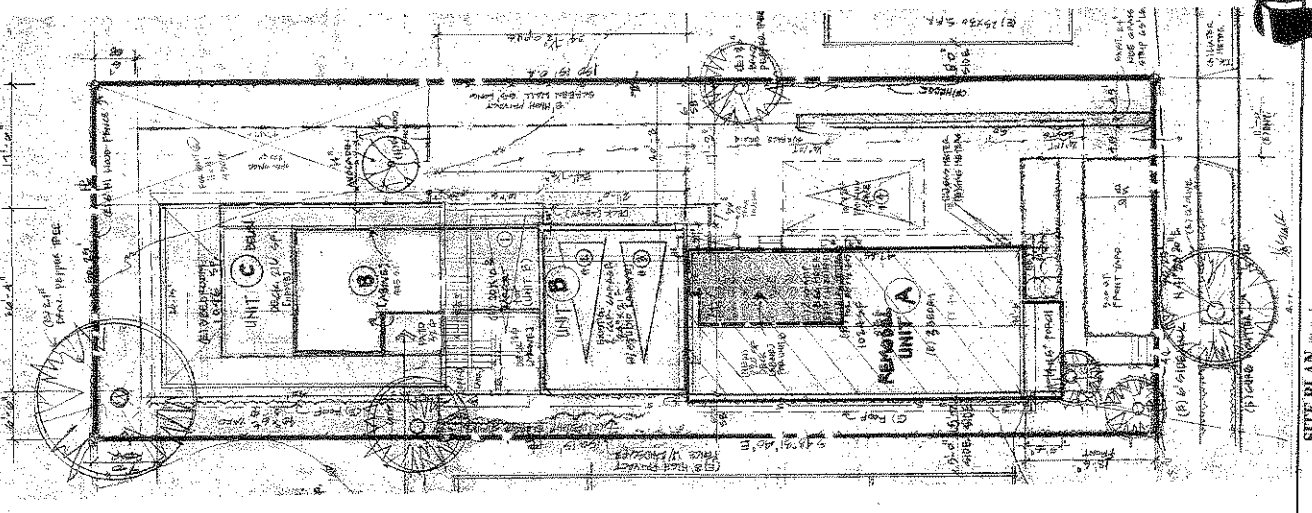
MAT 7008 00360

DATE	12/16/16
DRAWN	JK
CHECKED	JK
APPROVED	

Remodel and Addition for:  
 Santa Barbara, CA 93101  
 APN: 091-032-013

Y.S. KIM DESIGN  
 P.O. BOX 22216  
 SANTA BARBARA, CA 93121  
 PH: # (805) 682-5174

A-1  
 SHEET NO. 11 OF 11

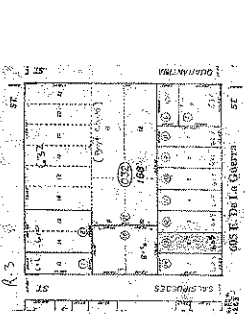


SITE PLAN 8/16/16

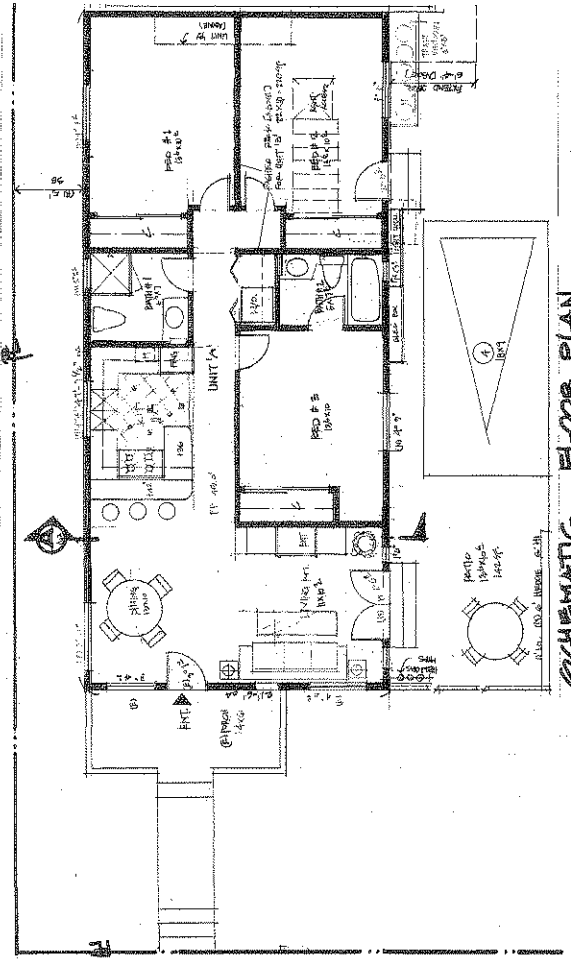
**SITE DATA:**  
 665 E. De La Guerra  
 Santa Barbara, Calif. 93103  
 SPN # 091-032-013 Zone: R-3  
 Lot Area: 142.4 SF  
 CDD: 0.50  
 Lot Size: 60.25 x 150.15 = 7,545 SF (100%)  
 Building Coverage (Existing): 3.4%  
 Unit A (1300 sq ft) + Unit B (1,450 sq ft) + Unit C (1,600 sq ft)  
 (A) 927 sq ft (100%) + (B) 994 sq ft + (C) 1,111 sq ft  
 Total Ground Coverage = 2,994 SF (39%) Gross 7,488 SF  
 Parking (4) existing + 3 proposed  
 Total 7 proposed  
 Building Height: 18' (max. height: 48')

**OWNER:**  
 Y.S. Kim  
 5744 Rippen Adams Ct.  
 San Diego, CA 92105  
 (858) 530-4556 / 632-5474  
**OWNER CONTACT:**  
 David Bolton  
 605 E. De La Guerra  
 Santa Barbara, CA 93101  
 (805) 962-4695 / 563-1866  
 Email: YSKIM1001@aol.com

**PROVIDER:**  
 Y.S. Kim  
 5744 Rippen Adams Ct.  
 San Diego, CA 92105  
 (858) 530-4556 / 632-5474  
**PROJECT:**  
 Remodel and Addition for  
 665 E. De La Guerra  
 Santa Barbara, CA 93101  
 (805) 962-4695 / 563-1866



**OPEN SPACE:**  
 10% 7,545 SF min. 765 SF  
 Provided: 47.21 SF = 680 SF  
 (29% dimension) existing open area forming  
 Private Outdoor Living Space  
 UNIT "A" 142 SF  
 UNIT "B" 994 SF  
 UNIT "C" 1,111 SF



SCHEMATIC FLOOR PLAN 1/14/16

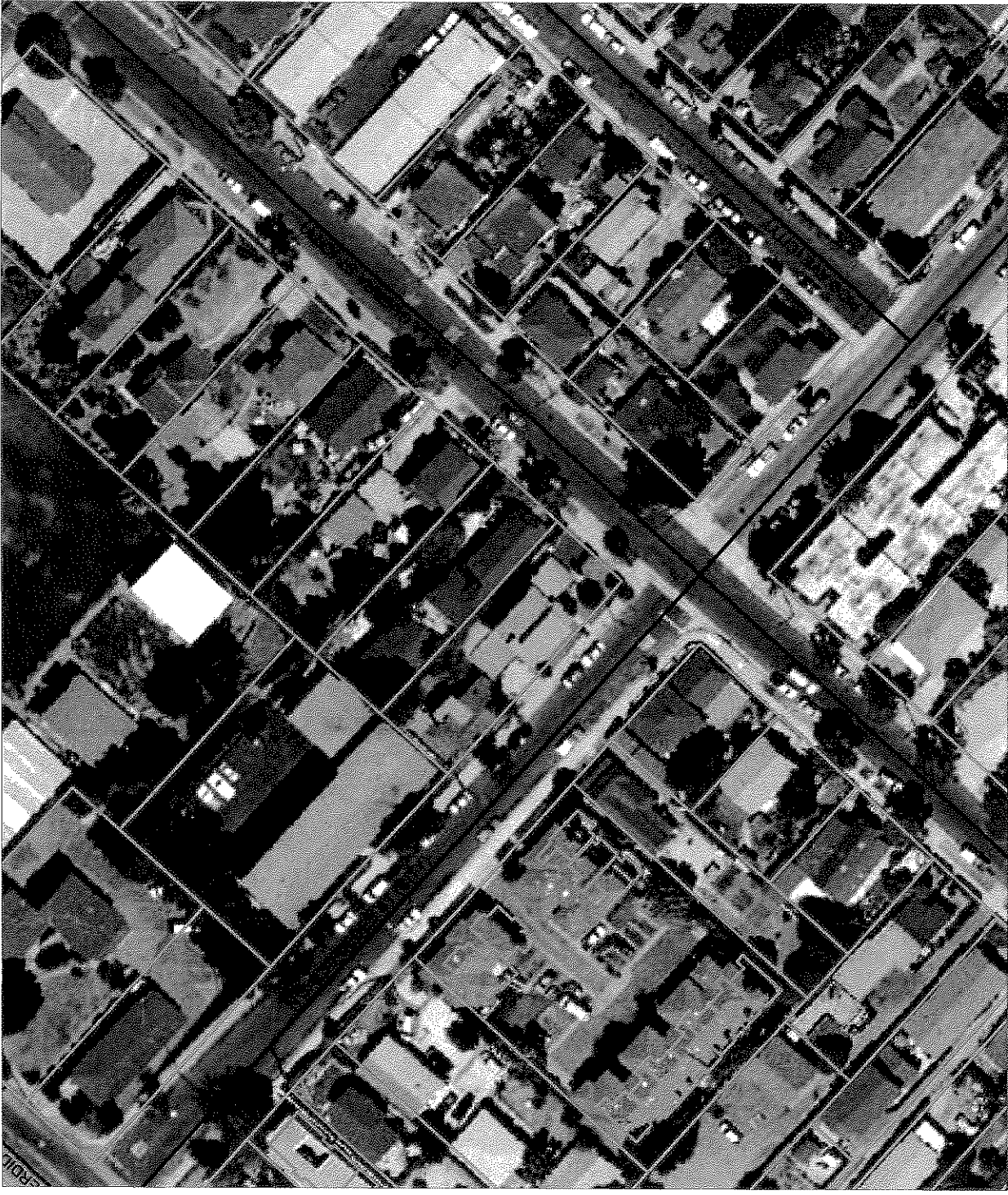


**VICINITY MAP**  
 City of Santa Barbara  
 Planning & Survey Division  
 Best Management Practices

Best Management Practices for Construction Activities  
 1. Minimize erosion and sediment runoff from the site by maintaining flow to the street.  
 2. Implement a sediment control plan that includes silt traps and other erosion control measures.  
 3. Avoid disturbing areas that are riparian habitat, riparian habitat, or other environmentally sensitive areas.  
 4. Implement a stormwater management plan that includes measures to reduce runoff and improve water quality.  
 5. Implement a noise control plan that includes measures to reduce noise levels and protect nearby residents.

# SB PW Geospatial Browser

--	City Boundary
++	Railroad
—	Streets
—	Streets - Name Only
□	Condo - 3rd Floor
□	Condo - 2nd Floor
□	Condo - 1st Floor
□	Basement Parcel
□	Mobile Home
□	Parcels Outline
□	State Highway ROWs Outline
■	Parks
■	Ortho 2
□	City Boundary



*605 e de la guerra*

SCALE 1 : 1,074

