



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 30, 2009
AGENDA DATE: October 7, 2009
PROJECT ADDRESS: 2310 Skyline Way (MST2009-00405)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 10,000 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves the addition of a kitchen window. The discretionary application required for this project is a Modification to permit alterations within the required ten-foot interior setback (SBMC §28.15.060).

Date Application Accepted: September 8, 2009 Date Action Required: December 8, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Mehdi Hadighi	Property Owner:	Abel Gonzalez
Parcel Number:	041-371-001	Lot Area:	10,000 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	21% Slope

Adjacent Land Uses:

North – Escondido Park	East - Skyline Way
South – One-Family Residence	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,764 sf	1,764 sf
Garage	455 sf	455sf

IV. DISCUSSION

The existing residence was recently purchased by the current owners who are clearing outstanding building and zoning violations identified at the time of purchase. As part of those improvements, the owners are requesting that a new window be added to the south facing wall of the kitchen. Because the exiting structure is non-conforming to the required ten-foot interior setback, a Modification is required to permit the new window on that wall. The applicant has pointed out that the window will not be visible to the neighbor due to the existing screening provided by an ivy covered fence, and to mitigate any possible impacts associated with noise or odor emissions, the window is being proposed as fixed. Staff agrees with the applicant's positions and supports this request for its benefit of increased natural lighting to the living space.

V. FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The installation of the window will provide lighting benefits to the living area on the ground floor without impacts to the neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 8, 2009

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

September 8, 2009

To Whom It May Concern:

I would like to put a window in my kitchen to see the ocean, add more natural light and cross flow of air. As a Mom and wife I spend most of my time in the kitchen, much more than any other room in the house. I would really enjoy the daily benefits of having this window.

Thank you for considering my request. I would truly appreciate approval of this window.

Respectfully submitted,
Leona M. Gonzalez
Homeowner

modification for adding window on South Elev.

A.P.N. 041-371-001

2310 Skyline Way,

S.B. Co. 93104

METODI HADIGIOTI



8 Sept. 2009

Exhibit B