



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 30, 2009  
**AGENDA DATE:** October 7, 2009  
**PROJECT ADDRESS:** 233 Las Ondas (MST2009-00313)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RB*  
 Roxanne Milazzo, Associate Planner *Rmf*

### I. PROJECT DESCRIPTION

The 8,021 square foot project site consists of a single family residence and detached two-car garage. The proposed project involves a 173 square foot first floor addition, 552 square foot second story addition, and a remodel to the existing structures. The discretionary application required for this project is a Modification to allow window installation and alterations within the required twenty-foot front setback (SBMC §28.15.060).

Date Application Accepted: September 14, 2009    Date Action Required: December 14, 2009

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Paul Zink	Property Owner: Janis & Bengt Johansson
Parcel Number: 045-152-005	Lot Area: 8,021 sf
General Plan: 5 Units Per Acre	Zoning: E-3/SD-3
Existing Use: One Family Residence	Topography: Flat

#### Adjacent Land Uses:

North - One Family Residence	East - Las Ondas
South - One Family Residence	West - One Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,870 sf	710 sf addition = 2,580 sf
Garage	388 sf	388 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,508 sf 31%      Hardscape: 2,950 sf 37%      Landscape: 2,563 sf 32%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.40      Proposed FAR: 0.37      = 92.6% of Max. Allowed FAR

**IV. DISCUSSION**

The proposed project involves first and second story additions to the residence, an interior remodel, and architectural style change to the existing single family residence. As part of the improvements, window changes are being proposed to the non-conforming portion of the residence located within the required 20' front setback. An existing window, which faces the street, is being doubled in size, a sliding glass door which faces the driveway is being eliminated, and a new window which faces the interior setback is being added. Benefits of the proposed alterations include increased natural lighting to the living space and improvements to the architecture. Because the new windows will either face the street or be outside the required interior setback, there are no anticipated impacts to the adjacent neighbors. The project was reviewed by the Single Family Design Board on August 31, 2009 who stated that the requested Modifications for alterations within the setback are acceptable.

**V. FINDINGS AND CONDITIONS**

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 proposed Modification will allow improvements and alterations to the existing residence without intensification of use or adding additional floor area within the required setback.

Due to the proposed floor plan configuration, said approval is subject to a condition that a Zoning Compliance Declaration be recorded against the property's title.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 13, 2009

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

PAUL R. ZINK, AIA

779 Calabria Drive  
Santa Barbara, CA 93105  
(805) 569-3909  
zinkaia@aol.com

September 13, 2009

Planning Division  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

RE: Modification Application for 233 Las Ondas  
APN: 045-152-005  
Zoning E-3/SD-3

Dear Planning Staff,

We are requesting <sup>ONE</sup> ~~several~~ minor modifications for a proposed addition & remodel at 233 Las Ondas. The requested modification will allow for the increase of window area in an existing non-conforming residence located in the front yard setback. In one location we are increasing the window area from 10 square feet to 20 square feet. In another location we are installing a new window of 10 square feet.

*Not Mod...*  
~~The other requested modifications involve changing the exterior finish of the existing non-conforming residence and detached garage. During the Single Family Design Review a concern was made by the board about keeping the existing wood finish on the first floor and having a plaster finish on the second floor. It was recommended that we have either all plaster on the first and second floor or all wood finish. The SFDB board would prefer to have plaster on the first floor and wood finish on the second floor. This is noted in the SFDB minutes of August 31, 2009 meeting.~~

These modifications are part of an application that is upgrading the existing house's architectural character. This proposed work will have consistent design appearance that will enhance the appearance of the Mesa Marine Terrace neighborhood.

The existing house is Owner Occupied and the Owner plans on living in the house during construction.

The project has been reviewed by Transportation Staff for access to the existing detached garage and the proposed project meets their satisfaction.

If you have any questions please call 805-569-3909.

Sincerely,



Paul R, Zink, AIA