



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 14, 2009
AGENDA DATE: October 21, 2009
PROJECT ADDRESS: 1108 Arbolado Road (MST2009-00438)
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 11,039 square foot project site is currently developed with a single family residence, detached two-car garage, and swimming pool. The proposed project involves a remodel to the residence that includes the installation of two windows. The discretionary application required for this project is a Modification to permit the window installation within portions of the building that are nonconforming to the required ten-foot interior setback (SBMC §28.15.060).

Date Application Accepted: September 29, 2009 Date Action Required: December 29, 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:	Bryan Pollard	Property Owner:	Julio & Gaile Baratto
Parcel Number:	019-220-007	Lot Area:	11,039 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	11% slope

Adjacent Land Uses:

North – Dover Lane	East - One-Family Residence
South – Arbolado Road	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,359 sf	3,359 sf
Garage	498 sf	498 sf

IV. DISCUSSION

The proposed project involves the installation of two new second-story windows on a wall that encroaches three feet into the interior setback. The two new windows are being requested in conjunction with an interior floor plan reconfiguration. The size and type of the new windows match others on this elevation, and would provide the same amount of opening that the one window being removed provided. It is Staff's position that the two new windows result in a minor exterior change to the façade without impacts to the adjacent neighbor.

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 proposed windows are necessary for the new floor plan configuration, result in the same window area being removed, and do not result in an intensification or change of use within the required setback.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 29, 2009

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

September 29, 2009

Modification Hearing Officer

Roxanne Milazzo

City of Santa Barbara

Post Office Drawer P-P

Santa Barbara, CA 93102

Re: Mr. and Mrs. Guilio Baratto
1108 Arbolado Raod
Santa Barbara, CA 93105

Dear Mrs. Milazzo,

We are requesting a modification to remove one 4'-6" x 5'-6" window and adding one 4'-0" x 4'-0" and one 3'-0" x 3'-0" on west side of property. The existing building encroaches 3'-0" +/- into west side yard set back. There is no new square feet being added.

The Proposed Project will require the following Modifications:

- The ~~removal and~~ addition to windows in existing house in side yard setback.

In summary the benefits of requesting this modification would be that the windows being added I feel improves the esthetics because we are removeing a odd window size and adding 2 windows sizes that exists on this elevation. And also there is a better order to the new windows location.

Sincerely,
Bryan Pollard 687-2783

Exhibit B