



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 7, 2013
AGENDA DATE: November 13, 2013
PROJECT ADDRESS: 1310 Shoreline Drive (MST2013-00289)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *Dyk*
 Suzanne Riegler, Associate Planner *(AR)*

I. PROJECT DESCRIPTION

The 6,098 square-foot site is located on a corner lot in the Appealable Jurisdiction of the Coastal Zone and is developed with a 3,686 square foot, two-story, single-family residence. On July 22, 2013, the Single Family Design Board approved alterations to the residence including the replacement of windows and doors, replacement of the exterior siding to match existing, and replacement of the existing roof with a new metal roof. Following the approval, the applicant revised the project to include a new second story window. The discretionary application required for the project is a Front Setback Modification to allow the new second story window to be installed within the required 20-foot front setback.

Date Application Accepted: 10/7/13

Date Action Required: 1/5/2014

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Don Swann	Property Owner:	Lynne C. Israel Family Trust
Parcel Number:	045-195-011	Lot Area:	6,098 sq. ft.
General Plan:	Low Density Residential (Max 5 du/acre)	Zoning:	E-3 / SD-3
Existing Use:	Residential	Topography:	2% avg. slope

IV. **DISCUSSION**

The proposed project involves the installation of a new window, along the Shoreline Drive within the existing master bedroom on the second story. The applicant has requested a Front Setback Modification to allow the installation of a new window within the required 20' foot setback. Staff supports the requested modification because the proposed new window is oriented towards the public street, and is not anticipate to adversely impact the public street frontage or the adjacent neighbors.

The original project design was reviewed and approved by the Single Family Design Board (SFDB) on July 22, 2013, and did not require a modification. Subsequently, the property owner requested the installation of a new window on the second floor that is to be located within the required 20-foot front setback. The new window was approved administratively as submitted on October 7, 2013. This administrative approval is contingent on the requested Modification being approved.

V. **FINDING**

The Staff Hearing Officer finds that the Front Setback 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 window is oriented toward the public street and is not anticipated to adversely impact the adjacent neighbors or the public street frontage.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 9/24/13

Contact/Case Planner: Suzanne Riegler, Associate Planner
(SRiegler@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

September 24, 2013

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

Re: Modification Request for 1310 Shoreline Drive, Santa Barbara, APN: 045-195-011,
E-3/SD-2 Land Use Zone

Dear Staff Hearing Officer,

The existing two story residence (3,183 sf.) and attached, one car garage (276 sf.) and one car carport (227 sf.) were built with permits in the early 1980's. Under current Zoning requirements, the structure encroaches into the southerly, Shoreline Drive front setback 16 feet, and the easterly, San Nicholas Ave. secondary front setback 2ft.-6in.

A portion of the existing residence, (357sf.) on the lower floor encroaches into the southerly, Shoreline Dr. front setback, and a smaller portion(137 sf.) on the upper floor encroaches into the front setback. The existing structure also encroaches into the easterly, San Nicholas Ave. secondary front yard 28 sf. on the lower floor, (Garage).

Of the areas encroaching into the southerly front setback at the residence's southerly front elevation, there are eight existing windows at the lower floor and two windows at the upper floor that encroach between 2 ft. and 12 ft. into the front setback, with a combined vertical glass area of 339 sf.

The owner, Ms. Lynne Israel, ever since she has owned the house has wondered why the master bedroom was provided with such a small corner window and not the wall be opened up to take advantage of the wonderful vistas of the park, the ocean and the islands.

Currently, under construction is a 100sf. permitted addition and kitchen remodel to the residence.. Since this work has begun, it was decided to continue upgrading and restoring other areas of the house. This phase of the work is currently in the permitting process for replacing of all the remaining windows, redwood siding and new metal roofing. The SFDB gave approval for these changes in July of this year and are to be submitted to the Building Department shortly for permit.

This proposal is to add a new window to the master bedroom on the upper floor at the front elevation with the size and style to be combatable with the newly approved windows and to complete her dream . The modification requested is to allow a new 6/0 x 3/0 (18 sf.) window be added and to be allowed to encroach into the southerly front setback 2 ft.

Thank You very much for your consideration,
Sincerely,


Don Swann
Agent for Ms. Lynne Israel

RECEIVED

OCT 07 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT B