



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 18, 2007  
**AGENDA DATE:** April 25, 2007  
**PROJECT ADDRESS:** 10 Rincon Vista Road (MST2006-00715)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner

### I. PROJECT DESCRIPTION

The 6,400 square foot lot is currently developed with a single family residence and garage. The proposed project involves an entry & patio trellis structure. The discretionary application required for the project is a Modification to permit the structure to be located within the required thirty foot (30') front yard setback (SBMC §28.15.060)

Date Application Accepted: February 27, 2007      Date Action Required: May 27, 2007

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Ray & Nancy Tetzlaff	Property Owner:	Nancy Tetzlaff Trust
Parcel Number:	019-282-029	Lot Area:	6,393 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	21% Slope
Adjacent Land Uses:			
	North – One-Family Residence		East – One-Family Residence
	South – One-family residence		West – One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,914 sf	No Change
Garage	1,008 sf	No Change
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area: 6,393 sf  
Building: 1,457 sf; 23%  
Hardscape: 1,582 sf; 25%  
Landscape: 3,354 sf; 52%

**IV. DISCUSSION**

This project was reviewed by the Architectural Board of Review (ABR) on January 29, 2007 and was forwarded to the Staff Hearing Officer with the comment that the proposed modification secures an aesthetic improvement to the existing residence.

The Modification is required for the trellis structure which was built within the front yard setback, and also for a small proposed fountain in the front setback. It is Staff's position that the purpose of the setback is to restrict development within the buffer zone which is intended to provide separation between neighbors. This project, which provides architectural/design elements, does not provide floor area or amenities that will intensify the use of the existing walkway or entry area. Portions of the improvements which have been constructed within the public right-of-way will require removal or issuance of an encroachment permit by the Public Works Department. Any plan submitted in conjunction with this Modification approval shall show abatement of the right-of-way violations.

**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 and is consistent with the purpose and intent of the Zoning Ordinance, in that the architectural trellis element does not create additional floor area or result in impacts to neighboring property owners.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 6, 2007
- C. ABR Minutes

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

Nancy Tetzlaff  
10 Rincon Vista Rd.  
Santa Barbara, CA. 93103  
805.564.8866

February 6, 2007

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

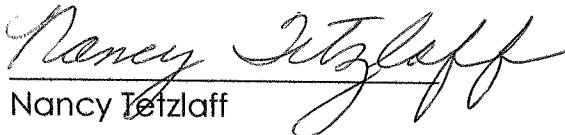
Dear Staff Hearing Officer,

There is an existing house (approx. 3,000 s.f.) on the property with a garage on the lower level. The site is down sloped from the road (Rincon Vista). I am proposing to build a trellis at the front entry door in order to make the entrance more appealing. It will also offer more privacy to the side patio area.

The modification being requested is to allow the trellis to be built in the front yard setback. Since the entrance is four feet below the road it will not appear to encroach on the public right of way.

This simple addition will add to the aesthetics of the house by giving interest to the entry. I believe this will increase the value of the property and be a credit to the neighborhood.

Sincerely,

  
Nancy Tetzlaff



ARCHITECTURAL BOARD OF REVIEW  
CASE SUMMARY

10 RINCON VISTA RD

MST2006-00715

R-ALTERATION

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**Project Description:**

Proposal to permit "as-built" entryway site improvements for a single-family residence located in the Hillside Design District. The project includes removal of previous stairs, walkways and portions of walls and replacement with new columns, walls, entry gate, patio, lighting, and trellis. A modification is requested to allow the trellis to encroach into the required front yard and an encroachment permit is requested for work in the public right-of-way.

1-22-07 (DBT): See PBW2007-00046 for current comments and status.

**Activities:**

1/29/2007

*ABR-Concept Review (New) - PH*

*(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)*

*(6:27)*

*Present:*

*Public comment opened at 6:31 p.m.*

*The following individuals/representatives spoke in favor or opposition:*

*Chair Wienke acknowledged receipt of letters from residents Patrick McCarthy, and from Edward Kirschbaum, expressing concern with the "as built" project description.*

*Ruth Ann Collins, resident, opposed. Concerns with parking.*

*Ned Kirschbalm, resident, opposed. Concerns with parking.*

*Patrick McCarthy, resident, opposed to the size of the structure.*

*Public comment closed at 6:37 p.m.*

*Motion: Continued indefinitely to the Staff Hearing Officer with the project to return to the Consent*

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**Activities:**

*Calendar with the following comments: 1) The proposed lighting at the street is to be replaced with a fixture which provides a downward cast glow, per city standards. Provide a cut-sheet of the proposed light fixture.*

*2) The Board appreciates the removal of the "as-built" columns and the higher wall located in the right-of-way. The current proposal is more in keeping with a more neighborly solution.*

*3) The proposed modification secures an aesthetic improvement to the existing residence, that is not detrimental to the neighborhood. 4) Modify all drawings to provide a single column trellis application. 5) Restoration of the driveway apron allows for pedestrian access without having to enter the street. 6) Neighborhood Preservation Ordinance Compliance findings can be made when the project returns on Consent Calendar.*

*Action: Sherry/Manson-Hing, 5/0/0. (Blakeley absent.)*

**1/29/2007**                      ***ABR-Notice Prepared-PC/SHO Req***

**1/23/2007**                      ***ABR-Correspondence/Contact***

*Letter received from Mr. Kischbaum 50 Rincon Vista Road, with photographs regarding ENF 2006-00960. Hand delivered to Kelly Brodison*

**1/19/2007**                      ***ABR-Resubmittal Received***

*Received revised/lessened scope in the ROW for the ABR meeting of January 29th.*

**1/10/2007**                      ***ABR-FYI/Research***

*\$440.00 should have been charged for ABR. \$125.00 already - amount due for ABR is \$315.00.*

**1/8/2007**                      ***ABR-Posting Sign Issued***

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1-22-07 (DBT): See PBW2007-00046 for current comments and status.

**Activities:**

**12/8/2006**

***ABR-FYI/Research***

*See ENF CASE apparently applicant has spoken with David Thornburgh, Real Property about encroachments in public right of way.*

**1/8/2006**

***ABR-Resubmittal Received***

*Resubmittal of the same plans for ABR review. Project is a trellis and gate/stairway rebuilt without a permit and partially located in the ROW.*