



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** December 3, 2015  
**AGENDA DATE:** December 9, 2015  
**PROJECT ADDRESS:** 750 Calle Alella (MST2015-00359)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DJK*  
 Andrew Bermond, AICP, Project Planner *ARB*

### I. PROJECT DESCRIPTION

The 15,322-square-foot site is currently developed with a 1,620-square-foot single family residence, a 555-square-foot “as-built” deck and an attached 540-square-foot garage. The proposed project is to permit the “as-built” extension of a raised deck, wrapping around the south and east elevations of the residence. The proposal will address violations outlined in a Zoning Information Report (ZIR2015-00108).

The discretionary applications required for this project are Front and Interior Setback Modifications to permit the as-built wrap-around deck within the required 30’ front and 10’ interior setbacks (SBMC § 28.15.060 and SBMC §28.92.110).

Date Application Accepted: September 17, 2015    Date Action Required: December 16, 2015

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Allan McComb	Property Owner: Nicholas Sanford
Parcel Number: 041-181-009	Lot Area: 15,526 sq. ft.
General Plan: Low Density Residential (Max. 3 du/acre)	Zoning: E-1
Existing Use: Single Family Residence	Topography: 33% slope
Adjacent Land Uses:	
North – Single Family Residence	East – Single Family Residence
South – Single Family Residence	West – Single Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,620 sq. ft.	1,620 sq. ft.
Garage	540 sq. ft.	540 sq. ft.
Accessory Space (deck)	100 sq. ft. (approved)	+ 455.75 = 555.75 sq. ft. (as-built)

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,566sf 10.2%    Hardscape: 977sf 0.06%    Landscape: 13,750sf 89.74%

**IV. DISCUSSION**

This project includes Staff Hearing Officer review of requested zoning modifications to allow the "as-built" deck to encroach into the required front and interior setbacks.

Front and Interior Setback Modifications

The "as-built" wrap-around deck is non-conforming to the front and interior setbacks, as it is located approximately 15 feet from the front road easement, instead of the required 30 feet, and approximately 9 feet from the south interior property line instead of the required 10 feet. Staff is supportive of the requests because the "as-built" deck is approximately 30 feet from the developed roadway, and would not affect the visual openness from the street. An undeveloped portion of the roadway easement extends toward the residence approximately 15 feet. Also, landscaping on the south side screens views onto the adjacent property from the "as-built" deck, and is therefore not anticipated to adversely affect this neighbor. The proposal would correct violations outlined in a Zoning Information Report (ZIR2015-00108).

The project was reviewed by the Single Family Design Board (SFDB) on August 10, 2015, and was forwarded to the Staff Hearing Officer (SHO) with positive comments.

**V. FINDINGS AND CONDITIONS**

1. The Staff Hearing Officer finds that the Front Setback Modification for the "as-built" wrap-around deck are consistent with the purposes and intent of the Zoning Ordinance. The "as-built" wrap-around deck is appropriate because it will not adversely impact the visual openness of the street frontage as discussed in Section IV of the staff report.
2. The Staff Hearing Officer finds that the Interior Setback Modification for the "as-built" wrap-around deck are consistent with the purposes and intent of the Zoning Ordinance. The "as-built" wrap-around deck is appropriate because it will not adversely impact the adjacent property as discussed in Section IV of the staff report.

Said approval is subject to the condition that the violations outlined in ZIR2015-00108 shall be corrected as part of this permit.

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Exhibits:

- A. Site Plan
- B. Applicant's letter, dated September 17, 2015
- C. SFDB Minutes dated August 10, 2015

Contact/Case Planner: Andrew Bermond, AICP, Project Planner  
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630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x**4549**





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## Exhibit A: Site Plan

This document was distributed separately. A copy of these plans are available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check the City Calendar at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) to verify closure dates.

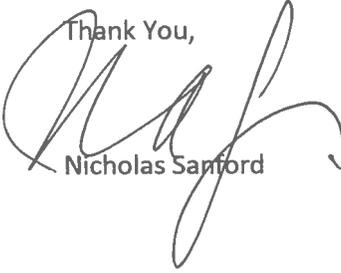


To Modification Officer at City of Santa Barbara

Re: A.P.N. 041-181-009

I am requesting modifications necessary to permit an <sup>(e)</sup> wraparound deck at 750 Calle Alella, Santa Barbara, Ca, as shown on plans. Between incorrect plans approved by the City in the 1970s, and a zoning change since my purchase in the 1970s, nothing works as-is. Please see applicant for details.

Thank You,

  
Nicholas Sanford



**NEW ITEM****F. 750 CALLE ALELLA****E-1 Zone**

Assessor's Parcel Number: 041-181-009  
Application Number: MST2015-00359  
Owner: Nicholas A. Sanford  
Architect: Allan McComb

(Proposal to permit an "as-built" extension of a raised deck, wrapping around the south and east elevations of an existing 1,696 square foot single-family residence with a 348 attached two-car garage below. This project includes Staff Hearing Officer review for requested zoning modifications to allow the "as-built" deck to encroach into the required front and interior setbacks. This project will address violations in the Zoning Information Report ZIR2015-00108.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)**

**Continued indefinitely to Staff Hearing Officer to return to Consent with comments:**

- 1) The requested modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) The location of the "as-built" deck in relation to the neighbor acceptable due to the large amount of vegetative screening along the eastern property line and no major privacy impacts.