



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 002-18
1540 FRANCESCHI ROAD
MODIFICATION
JANUARY 11, 2018

APPLICATION OF WADE DAVIS DESIGN, AGENT FOR VINCENT AND KATHY TUCKER, OWNERS, 1540 FRANCESCHI ROAD, APN 019-102-038, RS-25 RESIDENTIAL SINGLE UNIT ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2 DWELLING UNITS/ACRE) (MST2017-00355)

The purpose of this hearing is for the Planning Commission to consider an appeal filed by the applicant of the Staff Hearing Officer (SHO)'s denial of a requested setback modification on October 11, 2017. The applicant is specifically appealing the SHO's denial of a 4-foot southern deck extension in the required secondary front setback. The proposed deck extension would encroach an additional four feet into the secondary front setback, with a total depth of 14 feet into the required 25-foot setback.

Three other modifications were approved by the SHO to allow improvements in the front setback, in the secondary front setback, and to allow the open yard to be located within the secondary front setback. Those approvals are not being appealed.

The proposal is to construct various improvements for the existing dwelling, including a new interior stairway, conversion of residential square footage to habitable space, window changes along the northern side of the dwelling, and second-story deck extensions on the western and southern façades. SHO review and approval was required because the additions and alterations to the dwelling along the north façade, as well as the western deck extension, are all proposed in the primary front setback, while the proposed southern deck extension is in the secondary front setback.

The SHO-approved project would allow for a 3,470 square foot residence, 79% of the guideline maximum floor-to-lot-area ratio (FAR).

The discretionary applications required for this project are:

- A. A Primary Front Setback Modification to allow additions and alterations on the north side of the dwelling and a deck extension on the west side of the dwelling to encroach within the required 25-foot primary front setback (SBMC § 30.20.030.A and SBMC § 30.250.020.B);
- B. An Open Yard Modification to allow the open yard area to be located within the secondary front yard (SBMC 30.140.140.E); and
- C. A Secondary Front Setback Modification to allow a deck extension on the south side of the dwelling to encroach within the required 25-foot secondary front setback.
(Please note: Only the secondary front setback modification is under Planning Commission review.)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 13, 2017.
2. Site Plans
3. Correspondence received in support of the project:
 - a. John Coie, Santa Barbara, CA.
 - b. Richard Marcellin, Santa Barbara, CA.
 - c. Dianne and Phil Channing, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission upheld the applicant's appeal and approved the project as proposed to allow a 4-foot deck extension to the south in the secondary front setback, making the findings that the Secondary Front Setback Modification to allow the proposed second-story deck extension is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot, limiting the secondary front setback encroachment to no more than 17'-0" into the reduced 25'-0" secondary front setback. This encroachment would provide outdoor living space for the lot and would be minimally visually impactful to the neighborhood due to existing landscaping acting as screening.

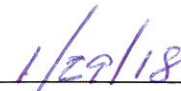
This motion was passed and adopted on the 11th day of January, 2018 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 3 (Lodge/Jordan/Wiscomb) ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Kathleen Goo, Commission Secretary



Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.