



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 18, 2007
AGENDA DATE: April-25, 2007
PROJECT ADDRESS: 110 Camino Alto (MST2007-00010)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 20,475 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves a new entry deck/walkway, patio for the residence. The discretionary application required for the project is a Modification to permit the structure to be located within the required thirty-five foot (35') front yard setback (SBMC §28.15.060)

Date Application Accepted: February 26, 2007 Action Required: May 26, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Mr. & Mrs. Mulder	Property Owner:	Same
Parcel Number:	019-130-026	Lot Area:	20,475 sf
General Plan:	1 Unit Per Acre-	Zoning:	A-1
Existing Use:	Residential	Topography:	37%
Adjacent Land Uses:			
	North – One-Family Residence		East – One-Family Residence
	South – One-Family Residence		West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,400 sf	No Change
Garage	400 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area:	20,475 sf
Building:	4,200 sf; 21%
Hardscape:	425 sf; 2%
Landscape:	15,850 sf; 77%

IV. DISCUSSION

Due to the project site's slope (37%) and its location within the Hillside Design District, review by the Architectural Board of Review (ABR) was required. The project was reviewed on February 5, 2007 and forwarded to the Staff Hearing Officer with the comment that the proposed entry deck was an aesthetic improvement.

The original archive plans on file with the City show an entry walkway and deck. A recent replacement enlarged and changed the materials from wood to concrete and tile. Because of grade differences, the entry structure was constructed at a height in excess of ten-inches (10") which constitutes an obstruction within the required front yard setback. It is Staff's position that the entry deck provides access to the residence's front door, does not provide additional floor area within the front yard setback, and improves the situation over the legal improvement.

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 of primary access to the residence, and meets the purpose and intent of the ordinance because it is an entry deck, not new habitable space in the setback.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 12, 2007
- C. ABR Minutes
- D. Public Comment Correspondence

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

Ron and Rebekah Mulder
110 Camino Alto
Santa Barbara, CA 93103
805-966-5242

February 12, 2007

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

Re: Modification Request for 110 Camino Alto, APN:019-130-026, Zoning: 8-R-1

There is an existing house (3,800 sq ft) and a detached garage on the property. There is a deck on the downhill side of the property which legally (modification and permit obtained September 3, 1997) encroaches into the sideyard setback. The proposal is to replace an existing walkway and deck on the uphill side of the property with a more permanent material. In the process a decorative wall will be removed. One crooked (approx 6") side of walkway is straightened, but essentially, no additional footprint is added to deck

The modification being requested is to change the surface of the deck and walkway from wood to Saltillo tile, which matches existing steps coming from the driveway.

The benefits of having tile as opposed to wood is (1) Esthetic: it matches the steps coming from the driveway, and doesn't "age" visually as wood does. (2) Endurance: it should have a longer lifespan than a wood deck. (3) Safety: it is less likely to ignite from wind driven embers in case of a wildfire.

Thank you for your consideration.

Rebekah K. Mulder
Ronaldt. Muller



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

110 CAMINO ALTO

MST2007-00010

R-ALTERATIONS

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Project Description:

New and "as-built" proposals to replace an existing wood walkway and patio deck for a single-family residence in the Hillside Design District. A modification is requested for work encroaching into the required front yard.

Activities:

2/5/2007 *ABR-Notice Prepared-PC/SHO Req*

2/5/2007 *ABR-Consent (New)*

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

Continued indefinitely to the Staff Hearing Officer with the following comments:

- a. the alteration in the front yard setback is an appropriate improvement from an aesthetic standpoint;*
- b. that the applicant is to present accurate drawings;*
- c. return to the Consent Calendar with drawings providing the true scope of work.*

1/11/2007 *ABR-FYI/Research*

Double fees should have been charged. \$220.00 due.

1/9/2007 *ABR-Posting Sign Issued*

sign issued to Rebekah Muldar.

EXHIBIT C

PUBLIC COMMENT CORRESPONDENCE:

DISTRIBUTED ON: 2/18/07

SHO (4):

- STAFF HEARING SUPERVISOR (Bettie Weiss)
- ORIGINAL to STAFF HEARING OFFICER (Rox)
- PLANNING TECH FOR ITEM Kalby
- APPLICANT

February 12, 2007

To Whom It May Concern at the City of Santa Barbara:

We are the only neighbors who have any sight of the proposed deck on walkway at 110 Camino Alto.

It is with our knowledge and consent that the Mulders be granted a modification and be allowed to proceed with their project.

Sincerely,



Jill and Terry Farrance
120 Camino Alto
Santa Barbara, California