



**City of Santa Barbara
California**

**STAFF HEARING OFFICER
STAFF REPORT**

REPORT DATE: July 9, 2008
AGENDA DATE: July 16, 2008
PROJECT ADDRESS: 1501 Clifton (MST2008-00276)
TO: Bettie Weiss, City Planner. Staff Hearing Officer
 Susan Reardon, Senior Planner
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *D.K.*
 Roxanne Milazzo, Associate Planner *R.M.*

I. PROJECT DESCRIPTION

The 9,600 square foot project site is currently under construction with a remodel, new garage, accessory room, and two new outdoor decks. The discretionary application required for this project is a Modification to permit a deck to exceed ten inches in height when located within a required yard (SBMC §28.18.060).

Date Application Accepted: June 9, 2008 Date Action Required: September 9, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Greg Sharp	Property Owner:	Same
Parcel Number:	015-221-005	Lot Area:	15-221-005
General Plan:	3 Units Per Acre	Zoning:	R-2
Existing Use:	One-Family Residence	Topography:	26% Slope
Adjacent Land Uses:			
	North – Cleveland School	East -	One-Family Residence
	South – Santa Ynez Street (Abandoned)	West -	Cleveland School

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,554 sf	No Change
Garage	447 sf	No Change
Accessory Space	176 sf	No Change

III. LOT AREA COVERAGE

Lot Area: 9,610 sf
Building: 2,279 sf; 24%
Hardscape: 1,550 sf; 16%
Landscape: 5,781 sf; 60%

IV. DISCUSSION

Due to the overall slope of the site (26%) and the property's location within the Hillside Design District, this project requires review by the Single Family Design Board (SFDB). The SFDB will review the deck expansion on the Consent Calendar if a Modification is approved.

Existing development on site consists of a single family residence with a garage and accessory space at the rear. In the R-2 Zone, the Zoning Ordinance allows for the open yard to be provided in separate areas, including the remaining front yard, as long as the entire yard. Using the front yard as open yard makes sense on this site because it allows the largest yard, with its ocean views and direct access from the residence, to be used for outdoor enjoyment. The proposed deck will allow a level area for improved function on this sloped property. Due to the grade change between the lot and right-of-way, even the front yard provides a private space as intended by the Ordinance. Staff also took into consideration that the pending Zoning Ordinance amendments will allow for decks, less than 36" in height, to be located within the open yard area. Therefore, if those amendments are adopted, this project would no longer require a Modification.

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 outdoor living space and meets the purpose and intent of the Ordinance by providing an amenity that provides a level area for recreational use. Said approval is subject to the condition that the "as-built" spa, trellis, and any portion of the deck over ten-inches (10") in height, be removed from the interior setback.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 14, 2008

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Greg Sharp
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805-962-0452

5/14/08

Staff Hearing Officer
City of Santa Barbara
PO BOX 1990
Santa Barbara CA 93102-1990

RE Modification Request for 1501 Clifton St MST 2007-00129

Dear Staff Hearing Officer,

There is an existing permit to build a single family house and garage with a workroom. The current plans call for a deck to run from the east side of the property around to about half way across the south side of the property. The permitted deck will be 18 inches above grade. There are plans for a deck covering the remaining south elevation, but that portion of the deck must be less than 10 inches off the ground to qualify as open space.

The modification being requested is to allow the deck to come around the entire side of the house at 18" above grade. This will allow the deck to be an even 18 inches above grade. This will allow the deck to be even across its length and even with the door sills to the house.

An even deck will decrease the possibility of tripping accidents and will allow wheelchair access through out the deck.

Sincerely

Greg Sharp

