



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 18, 2010
AGENDA DATE: August 25, 2010
PROJECT ADDRESS: 431 Vista De La Playa (MST2010-00199)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Roxanne Milazzo, Associate Planner *R Milazzo*

I. PROJECT DESCRIPTION

The project site is located within a 13-unit Planned Unit Development. The proposed project involves the installation of an access stair from the upper level of the residence to the back yard, a bar-b-que area with counter, trellis, outdoor fireplace, and garden walls. The discretionary application required for this project is a Modification to permit the installations within the required 40' interior setback (SBMC §28.36.075).

Date Application Accepted: July 26, 2010

Date Action Required: October 26, 2010

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Sophie Calvin	Property Owner:	Lawrence Fealy
Parcel Number:	035-200-028	Lot Area:	4,245 sf (Yard Area)
General Plan:	5 Units Per Acre	Zoning:	E-3/PUD
Existing Use:	One-Family Residence	Topography:	24%

Adjacent Land Uses:

North - Vista De La Playa

East - One-Family Residence

South - One-Family Residence

West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,844 sf	1,844 sf
Garage	503 sf	503 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,550 sf 36% Hardscape: 1,260 sf 30% Landscape: 1,435 sf 34%

IV. DISCUSSION

The proposed project involves a remodel to the existing single family residence. Exterior alterations include a new door on the upper rear elevation that will provide access via a new stairwell to the lower backyard area. The backyard area is being improved with a new trellis, outdoor fireplace, BBQ and counter, site retaining walls, and landscaping. Because the property is part of a Planned Unit Development (PUD), the exterior boundaries of the development have 40' interior setbacks. The proposed improvements are located within the interior setback and require Modification approval. Staff supports the Modification which will provide improved access to the private rear yard that will be improved with amenities for its intended purpose.

V. FINDINGS AND CONDITIONS

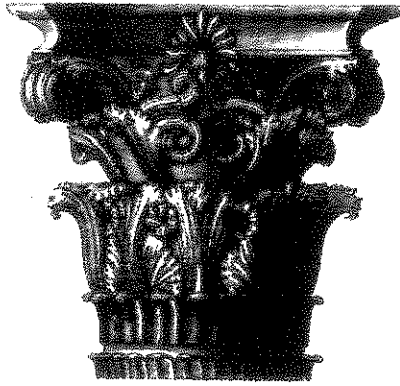
The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed improvements will provide outdoor amenities, not additional floor area, for the occupants in a private area at the rear of the property without impacts to the adjacent neighbors.

Said approval is subject to the condition that the applicant submit a request for a substantial conformance determination for the existing second-floor deck, on the east side of the residence, which was not constructed per the approved plan on file with the City.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated July 26, 2010
- C. SFDB Minutes

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



Calvin Design

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July 26, 2010

Modification Hearing Staff
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: **431 Vista De La Playa**

Dear Roxanne Milazzo,

The property we are requesting a modification for is located at **431 Vista De La Playa**. The total site of the PUD is 4.4 acres. The area of the footprint of this residence is 1,550 sq. ft. There is an existing 2,520 square foot two story residence with attached 2-car garage.

We are proposing a new BBQ, trellis, landscaping and exterior stairs connecting direct access from the house in the southwest corner of the yard area. This location is behind the house and screened from most of the neighbors. The western neighbor has reviewed the plans and has written an email in favor of this project. We have a HOA letter and agreement of maintenance.

A majority of the existing residence is located within the 40' interior setback. This PUD was approved and built in 1981. All but one of the existing thirteen houses is located in the 40' interior setback. Over the past 25 plus years, other houses have received building approval for work within these setbacks without a modification. The existing PUD has minimal open area due to slope and landscaping. The original house plans show a double door in the same location we are proposing a new single door. The original plans also showed a deck on this southern elevation of the house.

The modification being requested will provide usage outdoor living area for this residence.

If you have any questions about our proposal, please contact me.

Yours truly,

Sophie Calvin
Calvin Design

Exhibit B

431 VISTA DE LA PLAYA – ABR MINUTES

July 26, 2010

A letter of concern from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer with comments:

- 1) The requested modification has no negative aesthetic impacts.
- 2) Study design consistency between the existing deck and the new deck, stairs, and trellis.
- 3) The Board suggests removal of the railing at the base of the exterior stairs as not necessary for compliance with Building and Safety Code.
- 4) Provide more information of the proposed fireplace as it appears rather large.

