



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 1, 2012  
**AGENDA DATE:** August 8, 2012  
**PROJECT ADDRESS:** 1115 Ferrelo Road (MST2012-00280)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *PLB*  
 Kelly Brodison, Assistant Planner *KAB*

### I. PROJECT DESCRIPTION

The 15,000 square foot site is currently developed with a one- and two-story, 3,090 square foot residence and 310 square foot attached garage. The subject proposal would permit the following "as-built" improvements: the reconfiguration of front entry stairs, creation of additional habitable space by enclosing a porch and sunroom and adding new windows, new balcony, an addition to the master bathroom, a new arbor above the rear yard deck, and pool equipment with associated enclosure.

The discretionary applications required for this project are:

1. A Modification to allow the "as-built" entry stairs, porch and sunroom enclosure, new balcony, and master bathroom addition to remain within the thirty-foot front setback (SBMC §28.15.060 and 28.92.110); and
2. A Modification to allow the "as-built" trellis, pool equipment and associated enclosure to remain within the ten-foot interior setback (SBMC §28.15.060 and 28.92.110).

Date Application Accepted: July 23, 2012

Date Action Required: October 21, 2012

### 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:	Trish Allen	Property Owner:	David Hall
Parcel Number:	029-261-008	Lot Area:	15,000 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Residential	Topography:	18%

Adjacent Land Uses:

North – Single Family Residence  
South – Single Family Residence

East - Single Family Residence  
West - Single Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	3,600 sq. ft.	+ 231 sq. ft. = 3,831 sq. ft.
Garage	310 sq. ft.	No Change

**IV. HISTORY**

The existing structure is legally nonconforming within the front setback along Ferrelo Road. A Modification was approved in 1989 to allow an accessory space above the garage to be built within the front setback. A condition of approval was placed on that project, stating that only a half bathroom was allowed in this accessory structure. Subsequently, in 1990, an addition was permitted which connected the accessory space to the main house and added a shower in the bathroom, essentially converting the accessory space above the garage to a master bedroom. In 2000, an additional permit was issued for an “as-built” loft in the master bedroom.

**V. DISCUSSION**

The proposed modification requests involve “as-built” construction performed within the front and interior setbacks. A Zoning Information Report (ZIR2012-00291) issued for the property on July 10, 2012, identified “as-built” construction which had not been consistently identified in previous ZIRs. As-built changes within the front setback consist of the reconfiguration of the front entry stairs, enclosing a porch and sunroom and adding new windows at the front of the house with a new front deck, and enlarging the master bathroom by enclosing the covered deck on the north side of the house. As-built changes within the interior setback consist of the construction of an arbor over the side deck, pool equipment and an associated pool equipment enclosure at the west side of the property.

Staff supports the proposal to permit the “as-built” construction within the front setback. The as-built changes occurred mainly within the existing building footprint and the site is constrained with 30’ front setbacks on three sides. Furthermore, these changes are appropriate because they are minor in nature, and not detrimental to the use of neighboring properties. The as-built addition of an arbor that encroaches slightly into the interior setback is minor in nature. Although staff would typically not support locating pool equipment in the interior setback, we recognize it has been in this location for many years and was not identified as a violation in the three previous ZIRs prepared for the property. With a condition of approval to ensure that the equipment will meet the noise standards of SBMC §9.16.025.C., staff can support the Modification request for the as-built construction in the interior setback.

This project was reviewed by Staff and deemed appropriate for a Single Family Design Board Administrative Approval on July 25, 2012.

**VI. RECOMMENDATION/FINDINGS AND CONDITION**

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The "as-built" changes within the front setback allow a moderate improvement to a home that is constrained by having 30' foot setbacks on three sides of the property, and are not expected to negatively impact adjacent neighbors. The as-built changes within the interior setback are appropriate because they are relatively minor in nature and, as conditioned, will not be detrimental to the use of neighboring properties.

Said approval is subject to a condition that specifications for the pool equipment be provided on the plans submitted for a building permit, to ensure compliance with SBMC §9.16.025.C.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 23, 2012

Contact/Case Planner: Kelly Brodison, Assistant Planner  
([kbrodison@SantaBarbaraCA.gov](mailto:kbrodison@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x4531

S U Z A N N E  E L L E D G E  
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS  
SUZANNE ELLEDGE • LAUREL F. PEREZ

23 July 2012

Staff Hearing Officer  
Planning Division  
Community Development Department  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

**RECEIVED**  
JUL 23 2012  
CITY OF SANTA BARBARA  
PLANNING DIVISION

RE: 1115 Ferrello Road - Project Description Letter for Zoning Modifications

Dear Staff Hearing Officer:

On behalf of the applicants, Jennifer and David Hall, we are pleased to provide the following project description of 1115 Ferrello Road, in the City of Santa Barbara. The subject property is developed with a 2,855 square foot single family residence with an attached garage. The 15,000 square foot property is located in the E-1 (One Family Residence Zone) and has a General Plan Designation of Residential Maximum of Three Dwelling Units per Acre.

The current owners purchased the property in 2008. At that time, a Zoning Information Report was prepared and issued; the report did not identify the alterations that occurred in the front yard setbacks although these alterations had occurred previous to the current ownership. The current owners effectively inherited violations that they were not made aware of at the time they purchased their home.

The following alterations require a modification of the 30 foot front yard setback:

- The entry stair;
- The windows in the sitting and family rooms;
- The deck extension off of the dining room;
- The arbor and deck extension;
- The pool equipment and enclosure; and,
- The addition/alteration of the master bathroom to include a shower.

#### Modification Justifications

The requested modifications can be justified in that the alterations and additions occurred predominately within the existing building footprint, that the property configuration is unique and constrained and given how Ferrello Road wraps around this property resulting in three front yards.

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23 July 2012  
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This concludes our project description for 1115 Ferrelo Road in the City of Santa Barbara. Should you have any questions or require additional information, please do not hesitate to contact me at 966-2758.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING AND PERMITTING SERVICES, INC.**

A handwritten signature in black ink, appearing to read "Trish A", written in a cursive style.

Trish Allen, AICP  
Senior Planner