




City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 14, 2013
AGENDA DATE: March 20, 2013
PROJECT ADDRESS: 915 N. Alisos Street (MST2013-00054)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner
 Suzanne Riegle, Assistant Planner 

I. PROJECT DESCRIPTION

The 3,965 square foot parcel is currently developed with a 1,067 square foot, one-story residence with a raised foundation and a 256 square foot detached garage. The proposal includes the replacement of two windows with two pair of French doors and the construction of a 165 square foot deck, both at the rear of the existing residence.

The discretionary application required for this project is a Modification to allow a deck that exceeds 36 inches in height to be located within the required 1,250 square foot open yard (SBMC § 28.15.060 and 28.92.110).

Date Application Accepted: 2/19/2013

Date Action Required: 5/19/2013

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Amy Von Protz	Property Owner:	Ray Olmstead
Parcel Number:	029-315-008	Lot Area:	3,965 sq. ft
General Plan:	Medium Density Residential	Zoning:	R-2
Existing Use:	Residential	Topography:	8% slope
Adjacent Land Uses:	Residential		

B. PROPOSED LOT AREA COVERAGE

Building: 1,583 sf 40% Hardscape: 314 sf 8% Landscape: 2,068 sf 52%

IV. DISCUSSION

The proposed project involves replacing windows in the bedrooms with French doors and constructing a 165 square foot raised deck, both at the rear of the existing residence. The subject parcel is non-conforming to the minimum lot size requirement of 7,000 square feet in the R-2 zone. The 984 square foot open yard, at the rear of the property, is non-conforming to the 1,250 square foot open yard requirement. Due to the constraints of the existing development and the small lot size, the open yard requirements cannot be met in another location. The ordinance allows for decks less than 36 inches from existing or finished grade, whichever is lower, to encroach into the required open yard. The proposed deck, which would be constructed to allow direct access from the rear bedrooms, results in a maximum height of 49 inches because the house is on a raised foundation. The open yard has a gentle cross slope, sloping away from the rear of the house, toward the detached garage and rear property line. Since the deck is raised, the applicant is proposing to create a storage area under the deck with a small access door facing the driveway.

Although not required due to the gentle slope of this lot, the 165 square foot deck will allow for a useable, flat open yard area, consistent with the requirements for a steeply-sloped lot in the One-Family Residential Zones. The raised deck is relatively high since it is proposed to be flush with the finished floor of the residence, but it will be located more than 15 feet from the interior property lines, consistent with the Single Family Residential Design Guidelines for second story balconies and decks.

Staff had directed the applicant to explore alternate solutions, such as a landing outside each of the bedroom doors and lowering the deck to a maximum of 36 inches; however, this resulted in an open yard area that was less useable than the proposed alternative. Staff is supportive of the requested modification to allow the 49-inch high deck to encroach into the required open yard, because it does not reduce the useable open yard and creates an appropriate amenity for a single-family residence. Although the deck is elevated, it has been located away from shared property lines and is not anticipated to adversely impact adjacent neighbors.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the open yard 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 49-inch high deck height is appropriate because it meets the purpose and intent of providing useable open space on the lot and does not further reduce the non-conforming open yard.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 2/4/2013

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Ray H. Olmstead
915 N. Alisos Street
Santa Barbara, Ca. 93103
1-707-321-5873

February 4, 2013

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

Re: Modification Request for 915 N. Alisos Street, APN 029-315-008,
Land Use Zone R-2

Dear Staff Hearing Officer,

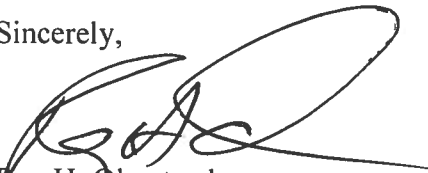
There is an existing house (1143 sq. ft.) with a one car detached garage (275 sq. ft.) on the property. All of the buildings have permits according to the City building files. The proposal is to add a new 16'-10" x 10'-0" (165 sq. ft.) deck to the rear of the house. Two new French doors are proposed to replace (E) windows. No square ft. to be added to the existing residence.

The modification is being requested because the new deck encroaches into the open yard area and would be higher than the allowed 36". The highest point of the new deck will be 54". It will not have any significant impact on the neighborhood, being out of sight from the street, and barely visible from any of the neighboring yards or houses.

The major benefit of adding the deck is to enhance the existing house. The new deck will provide additional outdoor living space.

Thank you for your consideration and time,

Sincerely,



Ray H. Olmstead