



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 015-24 1425 MISSION RIDGE ROAD MODIFICATION APRIL 3, 2024

1425 MISSION RIDGE ROAD

Assessor's Parcel Number:	019-103-023
Zoning Designation:	RS-25 (Residential Single Unit)
Application Number:	PLN2023-00223
Applicant:	Natalie Ochsner, Thomas Ochsner Architect
Owner:	The R.C. Steiner Living Trust Russell Steiner, Trustee

The 1.92-acre site is developed with a 4,390-square-foot single-story, single unit residence, with a 3,660-square-foot basement, 550-square-foot attached two-car garage, 704-square-foot detached three-car garage, 480-square-foot detached accessory structure (ADU structure), and a pool, terrace, and landscaping. The existing basement was originally designed as a game room; related plans depict a pool table, ping pong table, an archery/ darts area, a seating area, etc., as well as a separate workshop area, bathroom, and storage and mechanical rooms.

The project consists of a request for a Zoning Modification to grant relief from the accessory building floor area standards. The proposal is to convert the existing basement from a game room to an automobile and memorabilia display room, with the ability to move items in and out for the purpose of storage and display only. The proposal includes removal of an interior, non-bearing wall and permitting of an as-built (unpermitted) interior turn table and bollard. The displays would consist of collectibles ranging from antique cars, bikes, motorcycles, video games, and various airplane parts.

The discretionary applications under the jurisdiction of the Staff Hearing Officer at this hearing is:

- A. An Accessory Floor Area Modification to allow Accessory Building square footage above the 1,950 square feet allowed by right for the site. (SBMC Table 30.20.030.A and SBMC §30.250.020).

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines. Section 15303 allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Staff has reviewed the proposal and site conditions and has determined that the project complies with all conditions of this exemption.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak, and the following exhibits were presented for the record:

1. Staff Report with Attachments, Wednesday, March 27, 2024.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

I. Approved the subject application, making the following findings and determinations:

A. ACCESSORY FLOOR AREA MODIFICATION (SBMC §30.250.060)

The Modification is consistent with the general purposes of Title 30 and the specific purposes of the zoning district in which the project is located because the residential character of the neighborhood would be preserved as no added square footage or exterior improvements are proposed as part of the project; and

The Modification is necessary to secure an appropriate improvement on the lot because the additional Garage space would be converted from existing floor area, and the subject Garage would function largely as storage as the antique vehicles would rarely be operated. Furthermore, there is no alternative for storing antique automobiles onsite that would not require a Zoning Modification for relief of Accessory Building floor area standards.

B. ENVIRONMENTAL REVIEW (CEQA GUIDELINES AND SBMC CH. 22.100)

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines. Section 15303 allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Staff has reviewed the proposal and site conditions and has determined that the project complies with all conditions of this exemption. Based on review of the project, there would be no significant project-specific or cumulative impact on the environment due to unusual circumstances, the project does not have the potential to damage scenic highways or historic resources, and the project site is not identified as a hazardous waste site. None of the exceptions to the exemption under CEQA Guidelines Section 15300.2 apply.

II. Said approval is subject to the following conditions:

- A. The 3,660 square feet of new Garage floor area shall be used primarily for the storage and display of antique vehicles and memorabilia.
- B. The plans are to be corrected to reflect that the current five existing covered parking spaces will remain.

This motion was passed and adopted on the 3rd day of April, 2024 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo
Kathleen Goo, Commission Secretary

April 3, 2024
Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the ACCESSORY FLOOR AREA MODIFICATION request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action, your next administrative step should be to resubmit design review materials under your PLN case for approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire three (3) years from the date of the approval, per SBMC §30.205.120, unless:
 - a. A building permit for the construction authorized by the approval is issued within thirty-six (36) months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.