



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 13, 2007  
**AGENDA DATE:** June 20, 2007  
**PROJECT ADDRESS:** 1960 Mission Ridge Road (MST2007-00204)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner

### I. PROJECT DESCRIPTION

The 23,158 square foot project site is currently under construction with a 5,400 square foot single family residence and 570 square foot garage. The proposed project involves new floor area, "as-built" eave extensions, and entry gates, pillars, walls, and call box installations. Modifications are required to permit:

1. New floor area within the required interior yard (SBMC §28.15.060); and,
2. Roof eaves to project more than the allowed two-feet (2') into the setback (SBMC §28.87.062); and,
3. Entry gates, pillars and walls to exceed 3 1/2' in height when located within ten-feet (10') of a front lot line and for the first twenty-feet (20') along the driveway (SBMC §28.87.170); and,
4. A call box to be located within the required front yard setback (SBMC §28.15.060).

Date Application Accepted: April 24, 2007 Date Action Required: October 24, 2007

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Banyan Architects	Property Owner:	Kirk & Cecilia Borchardt
Parcel Number:	019-083-018	Lot Area:	23,158 sf
General Plan:	1 & 3 Units per Acre	Zoning:	A-1
Existing Use:	One-Family Residence	Topography:	21% Slope

Adjacent Land Uses:

North – One-Family Residence  
South - One-Family Residence

East - One-Family Residence  
West - One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	5,400 sf	No Change
Garage	570 sf	No Change
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area:  
Building:  
Hardscape:  
Landscape:

**IV. DISCUSSION**

These review after final changes were reviewed by the ABR and forwarded on to the SHO.

The project which is under construction has changes to the residence and the site. The residential changes involve the 3'8" eaves that exceed the 2' allowed encroachment and a floor area pop-out for a second floor bathtub. Staff supports the eave encroachments in that they area architectural in nature and do not provide floor area in a setback. The floor area for the tub is inconsistent and unnecessary and should be redesigned. The site improvements related to the entry gate and associated pillars, wall, and call box elements are appropriate in their proposed location due to the unimproved right-of-way that provides an additional 18' of area that appears to provide the required twenty-foot distance. This 18' area allows enough space for vehicles to clear the traveled right-of-way while waiting for the gates to be activated. Staff also understands that placement of the amenities at the required distance would be difficult due to the driveway slope.

**V. RECOMMENDATION/FINDING**

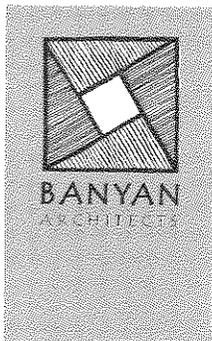
Staff recommends that the Staff Hearing Officer approve the project, making the findings that the eave encroachment is minor, and the front gate and associated improvements are necessary to secure an appropriate improvement of security for the site, that do not violate the purpose or intent of the Ordinance but that the bath tub pop out into the interior yard setback is unnecessary, unjustified, and needs to be redesigned.

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Exhibits:

- A. Site Plan
- B. Applicant's letter dated June 6, 2007
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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Phone: (805)564-5470



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CITY OF SANTA BARBARA  
PLANNING DIVISION

City of Santa Barbara  
Planning and Development  
630 Garden Street  
SB, CA 93101

6/05/07

Attn: Roxanne Milazzo, Modification Hearing Officer  
Ms. Betty Henon, Staff Hearing Officer  
Re: Modification letter for  
The Borchardt Residence  
1960 Mission Ridge Road  
Santa Barbara, CA  
A.P.N.: 019-083-018  
BLD: 2005-01163

Ms. Henon and Mrs. Milazzo--

The site at 1960 Mission Ridge Road is in an A-1 zone, located just above the El Encanto Hotel and is 23,159 square feet with an average slope that exceeds 20%. It has 15' side and rear yard setbacks, along with a 30' front yard setback from the right of way line. It was formerly a single-family, hillside residence of 1,633 square feet with a 300 square foot garage and small storage area on a lower level. In June of 2003 we submitted an application to the Architectural Board of Review to expand and renovate the residence. The new residence of 5,365 square feet included a below grade basement, a garage of 570 square feet and a complete renovation of the style of the residence from a non-descript stucco box to a traditional Craftsman. Preliminary approval was obtained from ABR on August 4, 2003 and included story poles and a site visit by the board. The project was subsequently appealed to the City Council by the neighbors to the west and to the north (Boeddecker and Kenney) but withdrawn just prior to the December 16, 2003 Council agenda date. The appeal was purportedly based on privacy and private view corridor concerns which the Borchardts, in working with their neighbors and myself, were able to eliminate by reducing or eliminating windows facing their neighbors and by reducing the overall height of the proposed residence.

In April of 2005 we received a final ABR approval and in May of 2005 we made our initial submittal to the building department. A permit for construction was issued on May 5, 2006. The house is now in the framing stages of construction.

It is only in the two months that we became aware that 5 modifications are needed for the house.

Modifications # 1 and 2: to allow an eave (or architectural projections) that encroach as much as 3'8" into the East and West side-yard setbacks. Although the plans

have always shown an eave overhang of 3'-8", it was never mentioned in any of the plan reviews by city staff that a modification was required for this overhang. All through the process the time, I was not aware that eave overhangs and other architectural projections required modifications if they exceeded 2'-0".

This is pertinent in two locations: on the west and on the east side. Both the formerly existing residence and the new one were/are built up to the westerly 15' setback line on both the east and west side at the main floor level. In addition, this main floor level is one-story in relation to the grade at the rear of the residence. The new eaves in these locations, however are 3'-8" instead of 2'-6". The modifications on both the east and west side can be justified for the following reasons:

- a) The height of the floor and roofline on which the encroaching projections occur is only at the one-story main level of the residence and therefore does not impact the neighbors.
- b) Surrounding mature vegetation completely overwhelms the projections.
- c) Neighboring residences are situated far away from the proposed modifications and their relative floor levels and view sheds are not in any way adversely affected. (See photos illustrating this point)
- d) The deep overhangs and projections are integral features of the style of the residence and critical to the aesthetics of the Craftsman vernacular.

Modification # 3: To allow driveway gates in the front-yard setback. This third modification is a proposed new feature of the residence. The proposed driveway gates were reviewed by ABR and given positive comments in November of 2006. There are 5'-6" high and located just beyond the right of way line. (See Site Plan and sheet A1.3) This modification can also be justified for several reasons.

- a) Because of the steepness of the existing driveway, gates cannot be feasibly located further up the driveway.
- b) The gates (when fully opened) are set back no less than 20' from the existing road edge, allowing automobiles entering to be out of the existing road while waiting for the gates to open.
- c) Because of the steepness of sites along this stretch of Mission Ridge, extensive development has occurred with garages, retaining walls, gates and driveways on neighboring properties that also occur within this setback area. It is therefore, a "pattern of development" common in this hillside design district.
- d) The proposed gates are an appropriate level of improvement for this parcel and similar in scale to gates on nearby parcels.

Modification # 4: To allow a 2' cantilever of the floor area at the side-yard setback. This fourth modification involves an interior design change that was made during construction. A cantilevered bay window seat on the west side of the residence (which was part of the original approval and permit) was converted for use as a bathtub area. There are no exterior changes to the design and there are no impacts to the neighbors. Although this cantilever occurs at the second floor of the residence, because of the steepness of the existing grade at this side-yard, the bottom of the cantilever is only a few feet above the grade level.

Modification # 5: To allow a projection over 10" in height in the front-yard right-of-way. A small, pole-mounted keypad is needed in the front yard right-of-way in order to open the driveway gates. It will not exceed 3'-6" in height.

Thank you for carefully reviewing this application.

A handwritten signature in black ink, appearing to read "K. Gradin". The signature is fluid and cursive, with a large initial "K" and a stylized "Gradin".

Kirk B. Gradin  
Architect  
Banyan Architects

**1960 MISSION RIDGE ROAD – ABR COMMENTS**

12-11-2006

Continued indefinitely to the Staff Hearing Officer with positive comments.