



**City of Santa Barbara  
California**

**STAFF HEARING OFFICER  
STAFF REPORT**

**REPORT DATE:** October 31, 2007  
**AGENDA DATE:** November 7, 2007  
**PROJECT ADDRESS:** 2016 Mission Ridge Road (MST2001-00833)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DK*  
 Roxanne Milazzo, Associate Planner *RM*

**I. PROJECT DESCRIPTION**

The 1 acre site is currently developed with a single-family residence. The proposed project involves the construction of a two-car garage with storage below. The discretionary application required for this project is a Modification to permit accessory in the front yard (SBMC §28.87.160).

Date Application Accepted: October 9, 2007      Date Action Required: January 9, 2008

**II. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Isaac Romero	Property Owner: Jan & Joanna Von Yurt
Parcel Number: 019-162-002	Lot Area: 1 Acre
General Plan: 3 Units Per Acre	Zoning: A-1
Existing Use: One-Family Residence	Topography: 14% Slope
Adjacent Land Uses:	
North - One-Family Residence	East - One-Family Residence
South - One-Family Residence	West - One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	791 sf	No Change
Garage	None Existing	592 sf
Accessory Space	None Existing	200 sf

**III. LOT AREA COVERAGE**

Lot Area: 43,560 sf  
Building: 1,510 sf; 3%  
Hardscape: 11,212 sf; 26%  
Landscape: 30,928 sf; 71%

**IV. DISCUSSION**

This project was reviewed by the Architectural Board of Review on numerous occasions. The minutes reflect little of what was discussed related to the garage/accessory structure.

This project site was created in 2003 through a lot line adjustment. Development on the site consisted of a one-car garage, pool cabana, and swimming pool. The cabana and garage were converted to a residence and a detached garage with accessory below was proposed to provide the required parking for the residence. Because of the topography of the site and the existing layout, the garage/storage building is proposed within the front yard (closer to the Mission Ridge Road than the house). Accessory buildings (except garages) are prohibited in the front yard. The applicant is requesting that the lower level storage room be allowed to be constructed in the front yard. The building would be about 60 feet from the front lot line, and would be screened from view by existing hedges that are approved by the Planning Commission to be eight feet tall (Condition of Approval of the Lot Line Adjustment). It is Staff's position that there is adequate separation between the building and the public right-of-way, and that the location is necessary because of topographic and existing layout requirement.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the Modification is necessary to secure an appropriate improvement on the lot, in that the garage, which provides the required covered parking for the lot, cannot be constructed without being elevated at the front, and the accessory space is the appropriate use for the area under the garage, and the project meets the purpose and intent of the ordinance, as the accessory building is 60' from the front lot line, and adequately screened.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated October 9, 2007
- C. ABR Minutes

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

9 October 2007

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

**RE: 2016 Mission Ridge Road (APN 019-162-002), Residential, A-1 Zone**

**Request**

On behalf of the property owners, Jan Marco and Joann Von Yurt, we are requesting review and approval of a Modification to construct 154 s.f. of accessory space within the front yard. The accessory space is located on the lower level of the proposed garage, which itself is located in the front yard, and consists of storage space and a half bath.

**Background**

On January 2003 the Planning Commission approved a lot line adjustment for the property via Resolution 001-03. A condition of that approval was for the Von Yurt's to convert the existing pool cabana to a residence and to construct the required covered parking prior to recordation of the lot line adjustment. Plans for the conversion were submitted and approved. During conversion of the cabana to a residence a revision for a detached garage was requested. The Architectural Board of Review (ABR) reviewed and approved the garage as shown on the plans submitted with this application. The zoning review during Building & Safety plan check resulted in a zoning halt noting that the accessory space is not permitted within the front yard.

**Discussion**

The enclosed site plan demonstrates that the existing residence is near the rear or northerly property boundary. This results in much of the lot being made up of front yard area. This makes it very challenging to construct accessory space outside of the front yard. The remaining area outside of the existing front yard is occupied by existing improvements. The easterly portion of this area provides the required outdoor living space, which cannot be located in the front yard and cannot contain vehicular paths. Westerly of the open yard area is driveway paving and the pedestrian entry to the residence. The remaining area west of the residence has more driveway paving that is necessary because it provides a shared motor court area with the residence to the north and the driveway approach to this property. Because the proposed garage is placed to take advantage of existing paving, the attached accessory space must be located in the front yard.

The placement of the accessory space is intended to provide storage for lawn care equipment and to provide facilities for the landscaping crew. Its location at the garage is functional because the stored equipment and the half bath are located adjacent to the majority of the landscaping at the front of the property. Its incorporation into the garage represents good site planning by avoiding the need for a separate stand alone accessory structure and additional site disturbance.

The area has no potential to create a nuisance for the neighboring structure to the west. The space would not be occupied therefore no noise or privacy impacts would be created. Further the space is not visible from Mission Ridge Road due to a thick screen of vegetation along the entire front property line nor is it visible from the neighbor to the west, also due to vegetative screening.

The ABR required that the garage structure be designed to give the appearance of a second smaller residential structure. To achieve this, the ABR requested that the lower level of the south elevation be made proud of the wall above to add architectural interest to the building. It should be noted that the existing grade of the property requires the garage to incorporate an under story (please see the enclosed elevations for details). By adding a small eyebrow roof, French doors and an awning, the building gave the appearance of a small residence. The ABR found the architecture acceptable and granted final approval. Because the ABR has reviewed and granted final approval to the garage as shown, we are requesting that further review by the Single Family Design Board (SFDB) be waived.

During the modification consultation, City staff informed us that the modification for the accessory space is required because said space is located forward of the back wall of the garage. Put another way, if the accessory space did not project beyond the garage wall above, no modification would be necessary. Ironically, this projection is one of the elements required by the ABR in order to deem the architecture acceptable.

### **Summary**

The modification request is justified because it represents good site planning and architectural design while avoiding creating nuisance or privacy issues for adjoining neighbors. The location of the space within the garage building avoids the need for a separate structure thereby minimizing disturbance to the site. The space is readily accessible by the landscaping crew by virtue of its location immediately adjacent to the large landscaped area at the front of the property. The space is not visible from the public roadway due to heavy screening by vegetation. The building has been designed to be architecturally compatible with the existing residence and surrounding neighborhood. Because the accessory space is for storage area, it creates no adverse noise or privacy impacts to the westerly neighbor. We have also provided a discussion demonstrating compliance with the required modification findings and present them as Attachment A.

We therefore we request that the Staff Hearing Officer support the modification as proposed and make the required findings for approval.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES**



Isaac Romero  
Associate Planner

**Attachment A**  
**Required Modification Findings**

Below is our discussion of how the project complies with the applicable findings:

***1. Secure an appropriate improvement on a lot.***

Construction of a storage area for equipment and materials that are incidental to residential uses is an appropriate improvement on a residentially zoned property.

Detached garages with adjoining accessory space are routinely approved for single family residences. This proposal would be consistent with the types of residential buildings and uses commonly found on similarly zoned property. The owners are not requesting a use or a building that would be inconsistent with those available to neighboring property owners. The unique placement in the front yard is justified due to the constraints presented by a property that is comprised mostly of front yard area.

## ABR MINUTES FOR 2016 MISSION RIDGE ROAD

### January 9, 2006

Motion: Continued indefinitely with the following comments: 1) The mass, bulk and scale of the proposed two-car garage is overwhelming the scale of the existing house, and the Board does not find the garage to be compatible with the house. 2) The site plan and proposed location of the garage is questionable as it is using an excessive amount of pavement. There is opportunity to eliminate all of the paving along the front west side of the existing residence and to add more landscaping or a courtyard. 3) The garage proposal is exceedingly tall as it relates to the finished floor above the existing grade, and the proposed plate heights. The excessive depth of the garage would be better served as added width. 4) The applicant is to return with clear documentation depicting all retaining walls, and photographs of the location of the garage and the proximity of the building to the neighbors. 5) It is suggested to minimize the effect of the retaining walls at the garage by using stone. 6) Applicant is to confer with the Planning Department and to review the Hillside Design Guidelines.

Action: Manson-Hing/LeCron, 7/0/0.

### September 18, 2006

Motion: Continued indefinitely to the Full Board with the following comments: 1) Restudy the retaining wall heights and how they connect to the architecture. 2) Study reducing the highest of the proposed screen walls to be as minimal as possible. 3) Study the materiality of the screen walls. 4) Provide a landscape plan that buffers the new walls.

Action: Randy/LeCron, 6/0/0. Blakeley, Sherry absent.

### October 2, 2006

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent Calendar with the following condition(s): 1) Provide a detailed landscape plan. 2) The Board understands that the plate height at the garage is 13 feet.

Action: LeCron/Mudge, 7/0/0. Sherry absent.