



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 19, 2011
AGENDA DATE: January 26, 2011
PROJECT ADDRESS: 1233 Mission Ridge Road (MST2011-000186)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Kelly Brodison, Assistant Planner

DK
KAB

I. PROJECT DESCRIPTION

The project consists of a proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet, and to construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a detached, 920 square foot one-story additional dwelling unit, with a 459 square foot two-car garage and a 125 square foot storage area that are attached to Unit 1. The discretionary application required for this project is a Performance Standard Permit to permit an additional one-family dwelling on a one-family residentially zoned lot (SBMC 28.93.2030).

II. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project have been reviewed by Staff and conceptually reviewed by the Single Family Design Board and have been found to be consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | |
|--|--|
| Applicant: Mark Shields, Design Arc | Property Owner: Thomas and Barbara Sanborn |
| Parcel Number: 019-231-007 | Lot Area: 31,584 square feet |
| General Plan: Residential, 1 unit/acre | Zoning: E-1 |
| Existing Use: Residential | Topography: 8.94% |
| Adjacent Land Uses: | |
| North - Residential South - Residential | East - Residential West - Residential |

B. PROJECT STATISTICS

| | Main Residence | Additional Dwelling Unit |
|-----------------|----------------|--------------------------|
| Living Area | 3,796 | 920 |
| Garage | 407 | 459 |
| Accessory Space | 192 | 125 |

C. PROPOSED LOT AREA COVERAGE

Building: 5,899 sf 19% Hardscape: 8,070 sf 25.5% Landscape: 17,615 sf 55.5%

IV. ZONING ORDINANCE CONSISTENCY

| Standard | Requirement/ Allowance | Existing | Proposed |
|---------------------------------|------------------------|-----------|-----------|
| Setbacks | | | |
| -Front | 30' | >30' | 30' |
| -Interior | 10' | >10' | 10' |
| Building Height | 30' | 1 story | 24' |
| Parking | 4 | 2 | 4 |
| Lot Area Required for Each Unit | 15,000 sf | 31,584 sf | No change |
| Open Yard | 1,250 sf | >1,250 sf | >1,250 sf |

The proposed structures meet all of the current zoning requirements.

A. PERFORMANCE STANDARD PERMIT FOR ADDITIONAL DWELLING UNIT

Chapter 28.93 of the Municipal Code provides opportunity for additional dwelling units on single family lots through the approval of a Performance Standard Permit (PSP). The criteria

for granting a PSP require that there be adequate lot area, egress and ingress, and that the location of the additional dwelling complies with all applicable ordinances.

The subject property is zoned E-1, with an average overall slope of 8.94%, which requires a minimum lot area of 15,000 square feet per unit. This 31,584 square foot property provides adequate lot area for two residences. Access to the lot and ingress/egress to each unit will be provided by the existing driveway off of Greenridge Lane. The location of both proposed residential units conforms to the requirements of the Zoning Ordinance, as shown in the table above.

V. DISCUSSION

A. ENVIRONMENTAL REVIEW

The proposed project would not block views of the ocean or mountains from important public viewing locations. While the project will change private views for a few of the adjacent residences, important scenic views and vistas of the larger community will not be impacted. The proposed project retains existing mature oak trees on the property, involves minimal grading, and is located in an area already fully developed with single family residences. The project, therefore, will not substantially degrade the visual character or quality of the site or significantly adversely affect day or nighttime views in the area. The City's Urban Historian has reviewed the project site and has determined that the existing residence on the site would not qualify as a Structure of Merit or Landmark and therefore, would not need further analysis in a Historic Structures Report. Staff and the Environmental Analyst have examined the site and reviewed the proposed plans, and have determined that the project will not result in a significant effect on the environment. Therefore the project has been determined to be exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 New Construction.

B. DESIGN REVIEW

This project was reviewed by Single Family Design Board (SFDB) on three occasions and meeting minutes are attached as Exhibit C. At the first meeting on July 19, 2010, the SFDB requested that the applicant reduce the square footage as well as size, bulk, and scale, and lower the ridge height. The main residence was proposed to be 143% of the FAR guidelines, and the Additional Dwelling Unit was proposed to be 32% of the FAR guidelines. Although maximum FARs are not applied as requirements for lots greater than 15,000 square feet in size, the Board felt that the overall size of the proposed main residence was excessive for this lot. However the Board stated that the Performance Standard Permit was supportable.

The project returned to the SFDB for a second time on August 30, 2010. The applicant responded to comments from the Board and concerns from the adjacent neighbors by lowering the ridge heights of the main structure and reducing the overall square footage. The main structure was also moved two feet to the north in order to address privacy concerns from the adjacent neighbor to the south. The Board appreciated the overall design however, stated the project could be further reduced in size.

When the project returned for its third review on November 22, 2010, the Board expressed their appreciation for the quality and style of architecture and stated that the project is well integrated with the lot. The applicant had reduced the size of the main house so that it is at 99% of the maximum guideline FAR, and the Additional Dwelling Unit was increased slightly to be 34% of the maximum guideline FAR. The Board was satisfied with this reduction in square footage. The project was continued with positive comments to the Staff Hearing Officer for review of the Performance Standard Permit. The Board requested that subsequent to the SHO review, and prior to returning to the SFDB, story poles be installed to the Standard Level as described in the Single Family Design Board Guidelines. The overall project design will continue to be reviewed by the Single Family Design Board.

VI. FINDINGS

The Staff Hearing Officer finds the following:

A. PERFORMANCE STANDARD PERMIT (SBMC 28.93.030)

The Staff Hearing Officer finds that the Performance Standard Permit complies with all standards of SBMC 28.93.030.E, including adequate lot area for two residential units, with associated existing accessory space, and adequate ingress and egress for each residence. The Additional Dwelling Unit has adequate ingress and egress, complies with all ordinance standards including height and setbacks, and is located on a lot of adequate size for an Additional Dwelling Unit in the E-1 zone district, as described in Section IV of the staff report.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated December 2, 2010
- C. SFDB Minutes

DesignARC

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SANBORN RESIDENCE

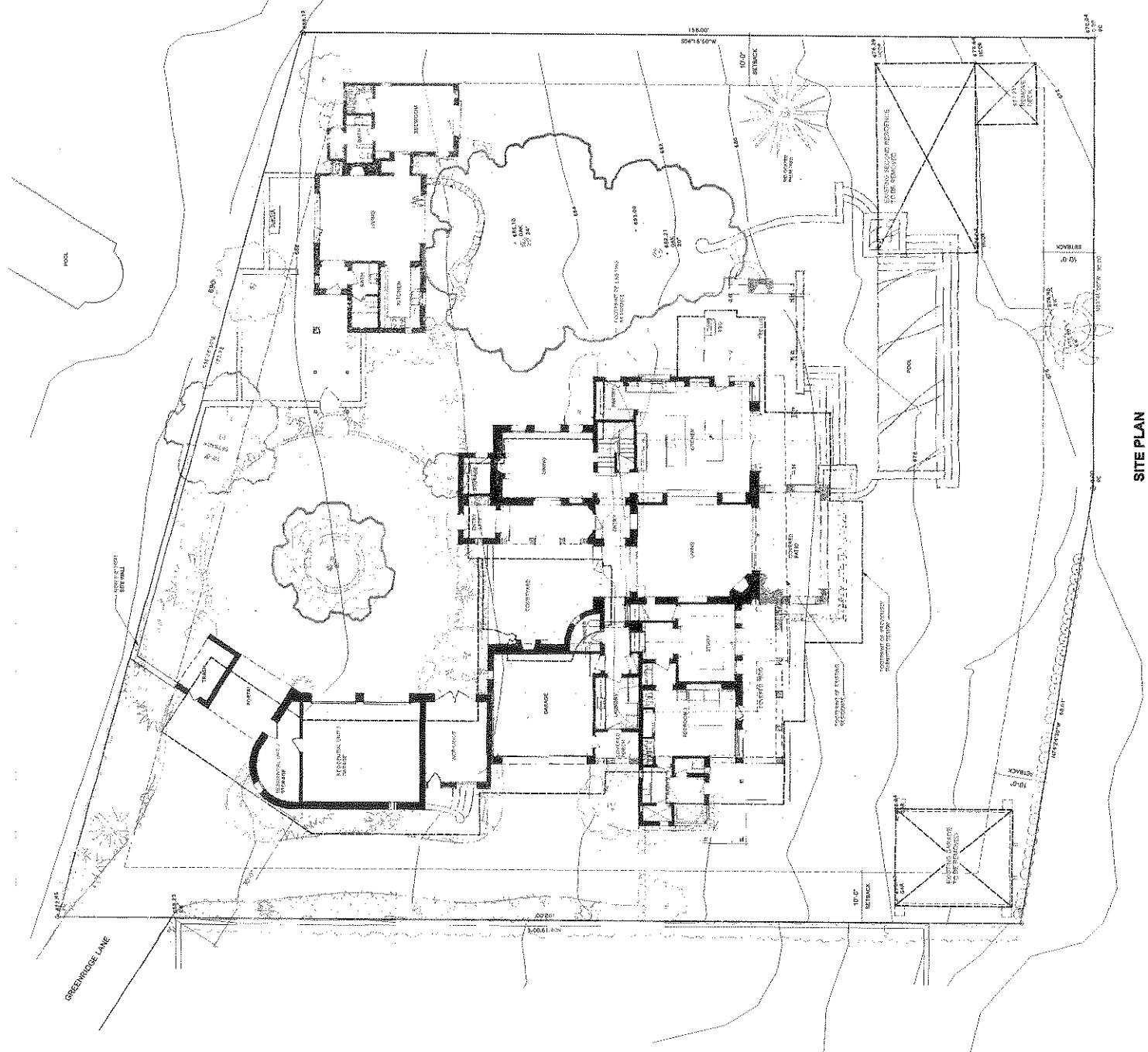
1233 Mission Ridge Road
Santa Barbara, California

Project: SANBORN RESIDENCE
Site No. A11
Date: 10/10/09
Sheet: SITE PLAN

SITE PLAN

A11

Scale: 1/8" = 1'-0"



SCALE 1/8" = 1'-0"

SITE PLAN

EXHIBIT A

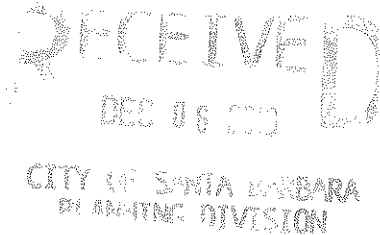
Tom and Barbara Sanborn

1233 Mission Ridge Rd
Santa Barbara, CA 93103

Home/Fax 805 845-8338
Office 805-845-6522
tsanborn@pacbell.net

December 2, 2010

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



Re: Performance Standard Permit, 1233 Mission Ridge Road; APN 019-231-007; E-1

Dear Staff Hearing Officer:

The following summary is provided for the above referenced property:

1. Proposal to demolish the existing residence, a secondary residence and a detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot with an average overall slope of 8.9% in the Hillside Design District. The proposal includes Residential Unit 1 as a 3,796 square foot two story single-family residence with an attached 407 square foot garage, attached 192 square foot workshop, 674 square feet of covered patio, 50 square feet of covered second story deck, pool, spa, hardscape and retaining walls. Residential Unit 2 is a proposed 920 square foot one-story residential unit with a 459 square foot detached two car garage and 125 square foot storage area. The proposed total of 4,395 square feet for Residential Unit 1 is 99.9% of the Design Guideline FAR. The proposed total of the 1,504 square feet for Residential Unit 2 is 34% of the Design Guideline FAR.
2. The subject property and design proposal meet the standards for an additional dwelling as provided by Chapter 28.93 of the City's Zoning Ordinance (Performance Standard Permits) Section 28.93.030 Paragraph E. (Additional Dwelling Units). The subject property, zoned E-1 is 31,584 square feet with an overall slope of 8.9%. The property has adequate ingress and egress.
3. No modifications of the proposed design are requested or currently required.

EXHIBIT B

4. The property currently has two permitted, non-conforming structures; a secondary residence and a detached garage. The second residence was permitted and constructed as a two bedroom, two bath unit in the late 1940s. It encroaches five feet into the site's ten foot side yard setback and is considered non-conforming. The existing two car garage is sited within a foot of the southerly and westerly property lines and is also considered non-conforming. The removal of these two structures and the construction of the new one-bedroom, two-bath Residential Unit 2 and garage will remove existing encroachments, expand view sheds, help integrate and feature the mature oaks on the site, increase privacy for our neighbors, improve access in the event of fire or other emergencies and bring all structures on the site into conformance with current codes and standards. The Single Family Design Board on July 19th reviewed the overall conceptual plans and made separate motions to support the proposed additional dwelling unit and the proposed entry portal/ motor court configuration. The Board met on November 22nd and again strongly supported the current conceptual design and released it for consideration by the Staff Hearing Officer with a 7-0 vote.

Thank you for your consideration.

Sincerely,

Thomas H. Sanborn



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

1233 MISSION RIDGE RD

MST2010-00186

R- 2 SFR

Page: 1

Project Description:

This is a revised project description. Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. Staff Hearing Officer approval of a Performance Standard Permit is requested to allow an additional dwelling unit per SBMC 28.93.030.E. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor to lot area ratio. The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio.

Activities:

11/22/2010

SFDB-Concept Review (Cont.)

(Third concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Actual time: 3:31

Present: Marc Shields, Architect; Tom and Barbara Sanborn, Owners.

Public comment opened at 3:48 p.m.

Marc Chytilo, opposed: requested story poles; had issues with mass, bulk, and scale.

Judy Denenholz, opposed: requested applicants follow the good neighbor workshop process; requested story poles.

Keith Rivera, representing neighbors to immediate south: addressed privacy impacts, requested story poles demonstrating window toward neighbors open space.

Beverly Johnson Trial, opposed: requested a new survey.

Beverly Johnson Trial for Allan Trial: opposed: addressed floor area ratio concerns.

Sara Lytle, in favor of the project; nice addition to the Riviera neighborhood.

Larame Greene, in support of the project; massing is appropriate.

A letter of concern from Paula Westbury was acknowledged.

Public comment was closed at 4:02 p.m.

Activities:

Motion: Continued indefinitely Staff Hearing Officer with the following comments:

1) The Board has given the applicant the option to either return to the Full Board after Story poles are installed, or proceed to the Staff Hearing Officer and then return to the Full Board. The Board requests story poles to be installed prior to returning to the full board.

2) The Board compliments and appreciates the applicant's reduction in square footage and the quality of architecture.

3) The quality and style of architecture are well integrated with lot; the alcove/portal entry to the garage is well executed.

Action: Miller/Woolery, 7/0/0. Motion carried.

11/15/2010 SFDB-Resubmittal Received

concept continued.

8/30/2010 SFDB-Concept Review (Cont.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Actual time: 6:02

Present: Mark Shields, Architect; Bruce Bartlett, Designer; Mr. and Mrs. Sanborn, Owners.

Ms. Bedard, Planning Technician provided staff comments and remained available to respond to questions from the Board. The applicant submitted four public comment letters in support of the project.

Public comment was opened at 6:22 p.m.

Greg Baranoff: addressed potential second unit, concerned about square footage.

Marc Chytilo, representing Judy Denenholtz: concerned about project size and west wall massing.

Beverly Johnson Trial: concerned about kitchen, lack of screen trees, and loss of views.

Alain Trial: concerned that architecture is contrary to guidelines.

Dan Gainey, neighbor: concerned about loss of privacy.

Keith Rivera: representing Mr. and Mrs. Gainey: concerned about loss of privacy, requested 3-D model.

Katie O'Rielly Rogers: representing Mr. and Mrs. Gainey: concerned about privacy issues, project size.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 6:43 p.m.

Motion: Continued indefinitely to the Full Board with the comment to significantly reduce the square footage.

Action: Bernstein/Miller, 6/0/1. Motion carried. (Carroll abstained.)

8/23/2010 SFDB-Resubmittal Received

3 sets of plans + resubmittal forjm

Activities:**7/19/2010****SFDB-Concept Review (New) - PH**

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Actual time: 6:16

Present: Bruce Bartlet, Architect, DesignARC; Mark Shields, Designer; Tom and Barbara Sandborn, Owners.

Public comment was opened at 6:34 p.m.

Judy Denenholz: opposed to the large size; concerned about fire truck access and neighborhood incompatibility.

Dan Gainey, neighbor: opposed to the loss of privacy.

Greg Baranoff: concerned about loss of views and the large size.

Beverly Johnson Trial: opposed to the large house on a small lot; read a letter from Jim Knight who urged the Board to adhere to the NPO, SFR and Hillside guidelines.

Public comment was closed at 6:52 p.m.

Seven letter expressing opposition or concerns from David and Judy Denenholz, Edith Baranoff, Alain Trial, Jim Knight, Charles Joyce Wright, Frank and Gina Meyers, and Paula Westbury were acknowledged. A letter in support containing 23 signatures was acknowledged. Four additional letters in support from Mary Lou Fahy, Bill Freudenberg & Sarah Stewart, Laurel G. Phillips, and Glen & Dorothy Dyruff were submitted by the applicant.

Motion: Continued four weeks to the Full Board with the following comments:

- 1) Study reducing the square footage as well as size, bulk, and scale.*
- 2) Study lowering the ridge height.*
- 3) Provide supporting information about impacts of the house on the neighborhood. Consider installing story poles. Provide a site section through the property.*
- 4) Provide an arborist report for the existing Oak trees near the house.*
- 5) Provide additional information for landscaping along western property line.*
- 6) The performance standard permit is supportable because there is an existing guest house.*
- 7) The front entry portal design is appreciated.*

Action: Woolery/Bernstein, 7/0/0. Motion carried.

7/6/2010**SFDB-Concept Review (New) - PH**

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Postponed two weeks at the applicant's request.