



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 5, 2015  
**AGENDA DATE:** May 11, 2015  
**PROJECT ADDRESS:** 1405 Mission Ridge Road (MST2016-00024)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DJK*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 42,623 square-foot site is currently developed with 3,954 square foot, two-level, single family dwelling and an attached 361 square foot, two-car garage. The proposed project involves construction of 430 square feet of additions to the dwelling, 211 square feet of additions to the garage, a new 1,155 square foot porch and covered terrace at the rear of the dwelling, alterations to the roof, new windows and doors, an interior remodel, new landscaping and 604 cubic yards of cut and fill grading. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,956 square feet on a 42,623 square foot lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area (FAR). An Administrative Height Exception is requested for the over height wall. This project will address violations in a Zoning Information Report (ZIR2015-00062).

The discretionary application required for this project is a Front Setback Modification to allow an addition to the garage with an increased roof height within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: April 7, 2016

Date Action Required: July 6, 2016

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

**III. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Chris Manson-Hing	Property Owner:	Maria Brant Living Trust
Parcel Number:	019-210-001	Lot Area:	42,623 sq. ft.
General Plan:	Low Density Residential (Max. 2 du/acre)	Zoning:	A-2
Existing Use:	Single Family Residential	Topography:	26% slope

Adjacent Land Uses:

North – Single Family Residential	East - Single Family Residential
South - Single Family Residential	West - Single Family Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	3,954 sq. ft.	+ 430 = 4,384 sq. ft.
Garage	361 sq. ft.	+211 = 572 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 4,137 sf 9.7%    Hardscape: 5,892 sf 13.8%    Landscape: 32,594 sf 76.5%

**IV. DISCUSSION**

The proposed project includes raising the roof height of the garage by approximately 5 inches and a 211 square foot addition to the garage with one new window, of which a portion is proposed to be located approximately 21 feet from the front property line, at its closest point, instead of the 30-feet required. The existing two-car garage is undersized, as it is 361 square feet, instead of the 400 square feet required today for a two-car garage. The elevation of the property is higher at the front as it slopes downward from Mission Ridge Road. The garage addition encroachment is requested by the applicant to allow more space for the parking of modern sized vehicles. Staff supports the request for the garage addition with one new window in the front setback because it will allow for a conforming garage size to provide for the parking of two vehicles, and due to the grade difference along the Mission Ridge Road street frontage, the expanded garage with one new window in the required front setback is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage. The project will address violations outlined in a 2015 Zoning Information Report (ZIR2015-00062). Therefore, staff has included a condition that the violations outlined in the ZIR2015-00062 shall be abated as part of this project.

Transportation staff has reviewed the proposal and have stated that the garage will function as proposed but that the “as-built” paved turnaround area at the front of the property is not necessary. In addition, there is an “as-built” paved area along the west side of the dwelling that was not shown as approved on the City’s Archive plans for the property. Planning staff generally does not support additional paving not required for maneuvering and turnaround areas because

they usually result in parking in the front and interior setbacks, which is not allowed per the Zoning Ordinance. Therefore, a condition has been included that the “as-built” paved area at the front of the property and along the west side of the dwelling shall be reduced in size to the minimum amount necessary for maneuvering as determined by Transportation staff and if not necessary shall be removed and replaced by landscaping subject to review by the Single Family Design Board (SFDB).

The project was reviewed by the Single Family Design Board (SFDB) on February 16, 2016 and February 22, 2016 and was forwarded to the Staff Hearing Officer (SHO) with comments.

## V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback 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 garage addition with new window is appropriate because it will allow for a conforming two-car garage size to provide for the parking of two vehicles, and due to the grade difference along Mission Ridge Road street frontage, the expanded garage with new window in the required setback is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. An Administrative Height Exception shall be obtained for the over height wall, or the over height wall shall be reduced to comply with the Zoning Ordinance.
2. The violations outlined in ZIR2015-00062 shall be corrected as part of this proposal and shall be included in the Scope of Work for the project at the time of Building permit submittal.
3. The “as-built” paved area along the front of the property and along the west side of the dwelling shall be reduced in size to the minimum amount necessary for maneuvering as determined by Transportation staff and if not necessary shall be removed and replaced by landscaping subject to review by the Single Family Design Board (SFDB).

### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 7, 2016
- C. SFDB Minutes dated February 16, 2016 & February 22, 2016

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(JLaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x3320

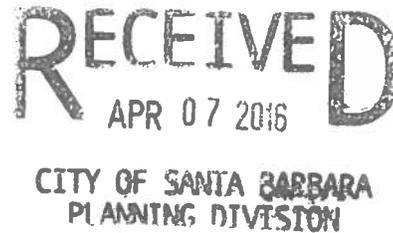
**Maria Brant Living Trust**  
**1482 East Valley Road, #680**  
**Santa Barbara, CA 93108**  
**(805) 969-6484**

April 7, 2016

Staff Hearing Officer  
City of Santa Barbara

P.O. Box 1990

Santa Barbara, CA 93102-1990



**Re: Modification Request for 1405 Mission Ridge Road, APN# 019-210-001, Land Use Zone A-2**

My house is an existing residence (3,954 sq. ft.) with a very small attached two-car garage (361 sq. ft.). Currently, the garage's northeasterly corner touches the front-yard setback. The garage and residence have building permits according to the City building files. The proposal is to build a garage addition (22'-0" x 7'-0") to the front of the existing garage on the northerly side of the property so that I can open the doors of the car when both are parked inside.

The modification being requested is to allow a garage addition to encroach nine feet into the required thirty-foot front yard setback. The encroachment will allow the new garage to have more space for parking modern sized vehicles and will give me better turning radius in and out of the garage. As the encroachment is a triangular shape the average encroachment is 6'-0" and the furthest encroachment point is at 9'-0" from the setback line.

My architect, Ken Mineau, has visited with the adjoining neighbors and are very supportive of our plan overall. In our case, the street is much higher and very far from the garage, that no one thought there would even a need for this type of modification.

The on- site conditions are very favorable to this request and look forward to your approval to this request. Should you have any questions or need access to the site, please call Christopher Manson-Hing at Manson-Hing Architects Inc. (805-966-2423) who will be taking over the project from Ken Mineau at Appleton Partners, (805 279 6788). He knows the specific details and will be able to help you gain access to the site if needed.

A handwritten signature in cursive script that reads "Maria Brant".

Sincerely,

Maria Brant

Maria Brant Living Trust

**EXHIBIT B**



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**TUESDAY, February 16, 2016**     **David Gebhard Public Meeting Room: 630 Garden Street**     **11:00 A.M.**

**BOARD MEMBERS:**     FRED SWEENEY, *Chair*  
                                      BRIAN MILLER, *Vice-Chair*  
                                      BERNI BERNSTEIN  
                                      LISA JAMES  
                                      JOSEPH MOTICHA  
                                      JAIME PIERCE  
                                      DENISE WOOLERY

**RECEIVED**

**MAR 07 2016**

**CITY COUNCIL LIAISON:**     JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:**     ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**     MIKE JORDAN

CITY OF SANTA BARBARA  
PLANNING DIVISION

**STAFF:**     JAIME LIMÓN, Design Review Supervisor  
                      DAVID ENG, Planning Technician  
                      KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present:     Jaime Pierce and Fred Sweeney.

Staff present:     David Eng.

### NEW ITEM – PUBLIC HEARING

**A.     1405 MISSION RIDGE RD**

**A-2 Zone**

Assessor's Parcel Number:     019-210-001  
Application Number:     MST2016-00024  
Owner:     Maria Brant Living Trust  
Applicant:     Ken Mineau

(Proposal for a total of 464 square feet of additions to an existing 4,011 square foot, two-level, single-family dwelling and the attached 432 square foot two-car garage. The additions will take place on the upper level of the split-level dwelling, which appears as single-level at the front elevation and includes a lower level at the rear elevation. The proposal includes alterations to the roof profile, new rafters, new roof shingles, new windows and doors, a new 830 square foot porch and covered terrace in the rear, new outdoor planters and landscaping, and 604 cubic yards of cut and fill grading to be balanced on site. It also includes an interior remodel and removal of the following unpermitted items: a storage shed, porch cover in the side yard, and an air conditioning unit. The proposed total of 4,907 square feet on a 42,623 square foot lot in the Hillside Design District is 99% of the guideline maximum floor-to-lot area [FAR]. The project includes Staff Hearing Officer review for a requested zoning modification to allow additions and alterations to the garage within the required front setback. An administrative exception is requested for an "as-built" retaining wall to exceed 3-1/2 feet tall within 10 feet of the front lot line. This project will also address violations in Zoning Information Report ZIR2015-00062.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)**  
**EXHIBIT C**

**Motion:** Continued indefinitely to Full Board.  
**Action:** Pierce/Sweeney, 2/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 11:06 P.M. \*\***

**THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. \*****CONCEPT REVIEW - CONTINUED ITEM****2. 1405 MISSION RIDGE RD****A-2 Zone**

**(3:30)** Assessor's Parcel Number: 019-210-001  
 Application Number: MST2016-00024  
 Owner: Maria Brant Living Trust  
 Applicant: Ken Mineau

(Proposal for a total of 464 square feet of additions to an existing 4,011 square foot, two-level, single-family dwelling and the attached 432 square foot two-car garage. The additions will take place on the upper level of the split-level dwelling, which appears as single-level at the front elevation and includes a lower level at the rear elevation. The proposal includes alterations to the roof profile, new rafters, new roof shingles, new windows and doors, a new 830 square foot porch and covered terrace in the rear, new outdoor planters and landscaping, and 604 cubic yards of cut and fill grading to be balanced on site. It also includes an interior remodel and removal of the following unpermitted items: a storage shed, porch cover in the side yard, and an air conditioning unit. The proposed total of 4,907 square feet on a 42,623 square foot lot in the Hillside Design District is 99% of the guideline maximum floor-to-lot area [FAR]. The project includes Staff Hearing Officer review for a requested zoning modification to allow additions and alterations to the garage within the required front setback. An administrative exception is requested for an "as-built" retaining wall to exceed 3-1/2 feet tall within 10 feet of the front lot line. This project will also address violations in Zoning Information Report ZIR2015-00062.)

**(Second Concept Review. Comments only; project requires Staff Hearing Officer review for a requested Zoning Modification. Project was referred from Consent Review on February 16, 2016.)**

Actual time: 4:00 p.m.

Present: Ken Mineau, Architect; and Frank Berzai, Designer.

Public comment opened at 4:09 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Staff Hearing Officer for return to Consent Review with comments:**

- 1) The Board finds the style and architecture acceptable.
- 2) Study reduction of the lawn area.
- 3) Study the color palette; several Board members were not comfortable with the use of black and white on this project.
- 4) The Board supports the requested zoning modification to allow additions and alterations to the garage within the required 10-foot front setback.
- 5) The Board supports the administrative exception to allow the "as-built" retaining wall to exceed 3-1/2 feet tall within 10 feet of the front lot line.

Action: Miller/Woolery, 4/2/0. Motion carried. (Bernstein/Moticha opposed, Pierce absent).