



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 27, 2016
AGENDA DATE: August 3, 2016
PROJECT ADDRESS: 1630 Mira Vista Avenue (MST2016-00106)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Jessica W. Grant, Project Planner

I. PROJECT DESCRIPTION

The 13,924 square-foot site is currently developed with a 2,636 square foot single family residence, which is accessed off a private road, Mira Vista Avenue, located in the City's Rivera neighborhood. The proposed project involves demolishing the existing 544 square foot two-car garage and storage area, and construct a new 565 square foot master suite in their place. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. The proposed total of 3,486 square feet (of which 50% of the partial basement garage is receiving a 50% FAR credit) on a 13,924 square foot lot is 82% of the required maximum floor-to-lot area ratio (FAR). The proposal includes new site work, walls, steps, and a deck expansion in the front yard. An Administrative Height Exception is requested to allow a wall that exceeds 3 1/2 feet in height to be located within 10 ft. of the front property line.

The discretionary land use applications required for this project are:

1. An Interior Setback Modification to allow the new garage and master suite above it to encroach into the required ten-foot interior setback on the west side of the property (SBMC §28.15.060 and 28.92.110); and
2. A Front Setback Modification to allow a deck to exceed ten inches in height to encroach into the required thirty-foot front setback (SBMC §28.15.060 and 28.92.110).

Date Application Accepted: July 8, 2016

Date Action Required: September 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: Trish Allen, Senior Planner	Property Owner: Barbara Jo Thurman
Parcel Number: 019-090-013	Lot Area: 16,117 square feet (gross) 13,094 square feet (net)
General Plan: Low Density Residential (3 dwelling units per acre)	Zoning: E-1 Single Family Residential
Existing Use: Single Family Residential	Topography: Hillside (22%)

Adjacent Land Uses:

- North: Mission Ridge Road
- East: Single Family Residence (one-story)
- South: Mira Vista Avenue (private road) and Single Family Residence (one-story)
- West: Single Family Residence (two-story)

B. PROJECT STATISTICS

	Existing (net)	Proposed (net)
Living Area	2,636 sq.ft.	+565 addition = 3,201 sq.ft.
Garage	544 sq.ft. (to be demolished)	447 sq.ft. + 26 sq.ft. of trash/storage area

C. LOT AREA COVERAGE

Existing:
 Building: 3,275 sq.ft. 24% Hardscape: 3,946 sq.ft. 28% Landscape: 6,703 sq.ft. 48%

Proposed:
 Building: 3,294 sq.ft. 24% Hardscape: 6,573sq.ft. 47% Landscape: 4.057sq.ft. 29%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 4,241 sq.ft.
 Proposed FAR: 3,486 sq.ft. = 82% of Max. Allowed FAR

IV. DISCUSSION

The first Modification request is to allow the new garage and master suite above it to encroach into the required ten-foot interior setback. Currently the garage already encroaches into the interior yard setback. The owner would like to keep the garage's footprint, but lower it and put a

Figure 1: Vicinity Map with topography

master suite addition above it. The benefit to lowering the garage is to have a driveway slope of 7.5 percent, compared to its current slope of 23 percent. The windows along the interior yard setback would be reduced to two small windows to vent the proposed master suite's bathroom. The new master bedroom roofline would be the same elevation as the existing garage, but with a gable type roof instead of a hip roof. Planning Staff supports the modification because it is not a significant change to what has existed since 1949, and is an appropriate improvement on the lot and would result in a negligible impact to the neighbors because there is only one small bathroom window on the portion that encroaches into the setback.

The second Modification request is required to allow the expansion of a deck/patio to exceed ten inches in height within the required thirty-foot front setback. The pool and surrounding deck has been there since 1975. The expansion of the deck provides a level useable yard area that is constrained by topography. The deck/patio would not further impact the adjacent downhill neighbors and the expansion would not affect the openness of the private street. Staff is supportive of the modification.

The project was reviewed by the Single Family Design Board (SFDB) on May 2, 2016 (Exhibit C: SFDB Minutes) and was continued indefinitely to Staff Hearing Officer. Overall the SFDB is supportive of the project and the interior yard setback modification. While the deck/patio were reviewed by the SFDB, the SFDB did not comment on the modification since it was not known whether the modification was necessary. Staff later confirmed the modification was necessary since the height of the proposed deck/patio is measured from natural grade versus the proposed grade.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification to allow the new garage and master bedroom to encroach into the interior yard setback is consistent with the purposes and intent of the Zoning Ordinance and is an appropriate improvement to the lot because the proposed development is in the same footprint and the same height as the existing development, and it allows for the driveway to be reconstructed to a much more functional slope. There is only one small window for the bathroom in the setback area, resulting in a minimal impact to the neighbors.

The Staff Hearing Officer finds that the Modification to allow the deck to exceed ten inches in height within the front setback is consistent with the purposes and intent of the Zoning Ordinance and secures an appropriate improvement on the lot because it allows for a more usable yard area that is currently constrained by topography, and it will not affect the visual openness from the street.....

Said approval is subject to the following conditions:

1. Prior to Design Approval, the applicant/owner shall submit a hydrology/storm water report demonstrating how this Tier 3 Storm Water Management Program (SWMP) project meets the City's storm water requirements for water quality treatment.

2. Prior to issuance of a Building Permit, the applicant/owner shall apply for an Administrative Height Exception to allow a wall that exceeds 3 1/2 feet in height to be located within 10 ft. of the front property line.

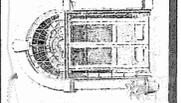
Exhibits:

- A. Site Plan
- B. Applicant's letter, dated July 15, 2016
- C. SFDB Minutes dated May 2, 2016

Contact/Case Planner: Jessica W. Grant, Project Planner
(JGrant@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4550

REVISIONS	BY
4/12/16	TVS
7/12/16	TVS

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 (805) 252 7966 THOMAS.V.SMITH@NETSCAPE.COM



REMODEL & ADDITION
1030 MIRA VISTA AVE
SANTA BARBARA, CA.

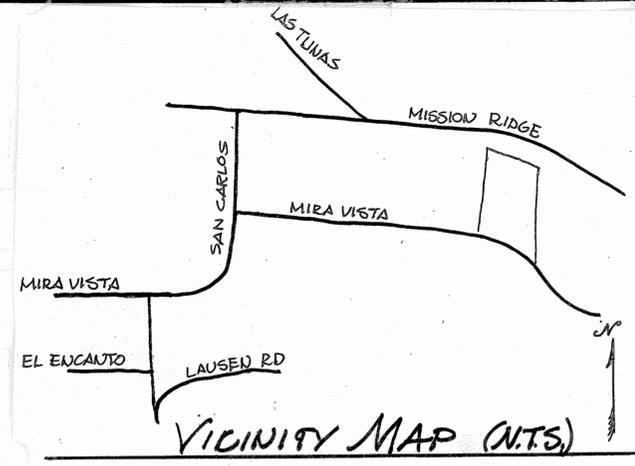
SITE PLAN
DATA SHEET.

DRAWN	CHECKED	DATE	SCALE	JOB NO.
T. Smith		Apr. 7 2016	AS SHOWN	

SHEET
A-1.0
 OF SHEETS

SHT. INDEX

- A-1.0 SITE PLAN / DATA SHT.
- A-1.1 (E) SURVEY
- L-1.1 PRELIM LANDSCAPING
- A-2.0 EXIST'G F.P. / DEMO PLAN.
- A-3.0 PROPOSED FLOOR PLAN
- A-3.1 BASEMENT / SECTION
- A-3.2 (NOT USED)
- A-3.3 ROOF PLAN
- A-4.0 ELEVATIONS
- A-4.1 ELEVATIONS
- A-4.2 ELEVATIONS



SITE DATA

ADDRESS: 1030 MIRA VISTA AVE
 APN: 019-090-013 ZONE E-1
 LOT AREA: 19,027 S.F. GROSS. 13,924 S.F. NET
 OCC. TYPE: R-3 CONST. TYPE: V
 AVG. SLOPE: 22.9%

1360 MIRA VISTA AVE.	PROJECT SQUARE FOOTAGE	
EXISTING HOUSE	GROSS	NET
Living Area	2,712.0	2,636.0
Garage / Storage	561.0	544.0
Total	3,273.0	3,180.0
FIRST FLOOR ADDITIONS		
New Master Suite	582.0	565.0
Minus Demo of Garage / Storage	(561.0)	(544.0)
Total First Floor	32.94	32.01
*BASEMENT		
New Garage	475.0	447.0
New Storage / Stairs / Elev.	149.0	122.0
Total Basement	624.0	569.0

Lower floor qualifies as a Basement: length of perimeter walls = 105'-0"
 Length of walls where dist. From grade to ceiling level is < 4 ft. = 83'-10"
 Lower Floor qualifies as a Basement, with a reduction in floor area of 50% for FAR calc purposes. 569'-2" = 285 S-F.

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% FAR (per the zoning ordinance), and the 80% max FAR (per the zoning ordinance). Additionally it will determine whether a FAR reduction is required.

The Net Lot Area does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed TOTAL Net FAR Floor Area that includes the net floor area of all stories of all buildings, but may or may not include basement floor area. For further clarification on these definitions please refer to SBMC 28.15.020.

ENTER Project Address:	1630 Mira Vista
Is there a basement or cellar existing or proposed?	Yes
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	3,486
ENTER Zone ONLY from drop-down list:	E-1
ENTER Net Lot Area (in sq. ft.):	13,924
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	REQUIRED**
ENTER Average Slope of Lot:	22.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC 28.15	
FLOOR AREA RATIO (FAR):	0.280
Lot Size Range:	10,000 - 14,999 sq. ft.
MAX FAR Calculation (in sq. ft.):	2,600 * (0.125 x lot size in sq. ft.)
100% MAX FAR:	0.305
100% MAX FAR (in sq. ft.):	4,241
85% of MAX FAR (in sq. ft.):	5,604
80% of MAX FAR (in sq. ft.):	3,392
The 3486 square foot proposed total is 83% of the MAX FAR.*	
<small>* NOTE: Percentage held by spreadsheet.</small>	
<small>**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Optional".</small>	
Acres Conversion Calculator	
ENTER Acres to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43660

SCOPE OF WORK (# MOD REQUEST)

Proposal to demolish the existing 544 square foot garage and build a new 447 square foot two-car garage, a new 565 square foot new second-story master bedroom addition above the new residence, and a 148 square foot kitchen addition to an existing 3,180 square foot single family residence. The proposed total of 3970 square feet, located on a 19,027 square foot lot (13,924 net square feet) in the Hillside Design, is 83% of the required floor-to-lot area ratio (FAR) applying the 50% reduction for the garage (basement per definition). The proposal includes changing the grade of the driveway to accommodate the new lower level garage; new site work, walls, steps, and a reconfigured pool deck in the front yard. Staff Hearing Officer review is requested for zoning modifications to allow the new garage and master bedroom (above) to encroach into the interior setback and the pool deck to exceed 10 inches in height into the front yard setback.

GRADING

CUT (FROM DRIVEWAY) 75 YDS
 FILL (@ FRONT OF HOUSE) 75 YDS
 TOT. CUT & FILL 150 YDS

FIRST FLOOR 3201
 50% BASEMENT 285
 3486.0

OWNER: BARBARA JO THROMAN
 2015 AVALON DR., LAS CRUCES N.M. 88005

ARCHITECT: TOM V. SMITH LIC. C27786
 1115 COAST VILLAGE RD, S.B., CA. 93108
 (805) 292 7966 thomas.v.smith@netscape.com

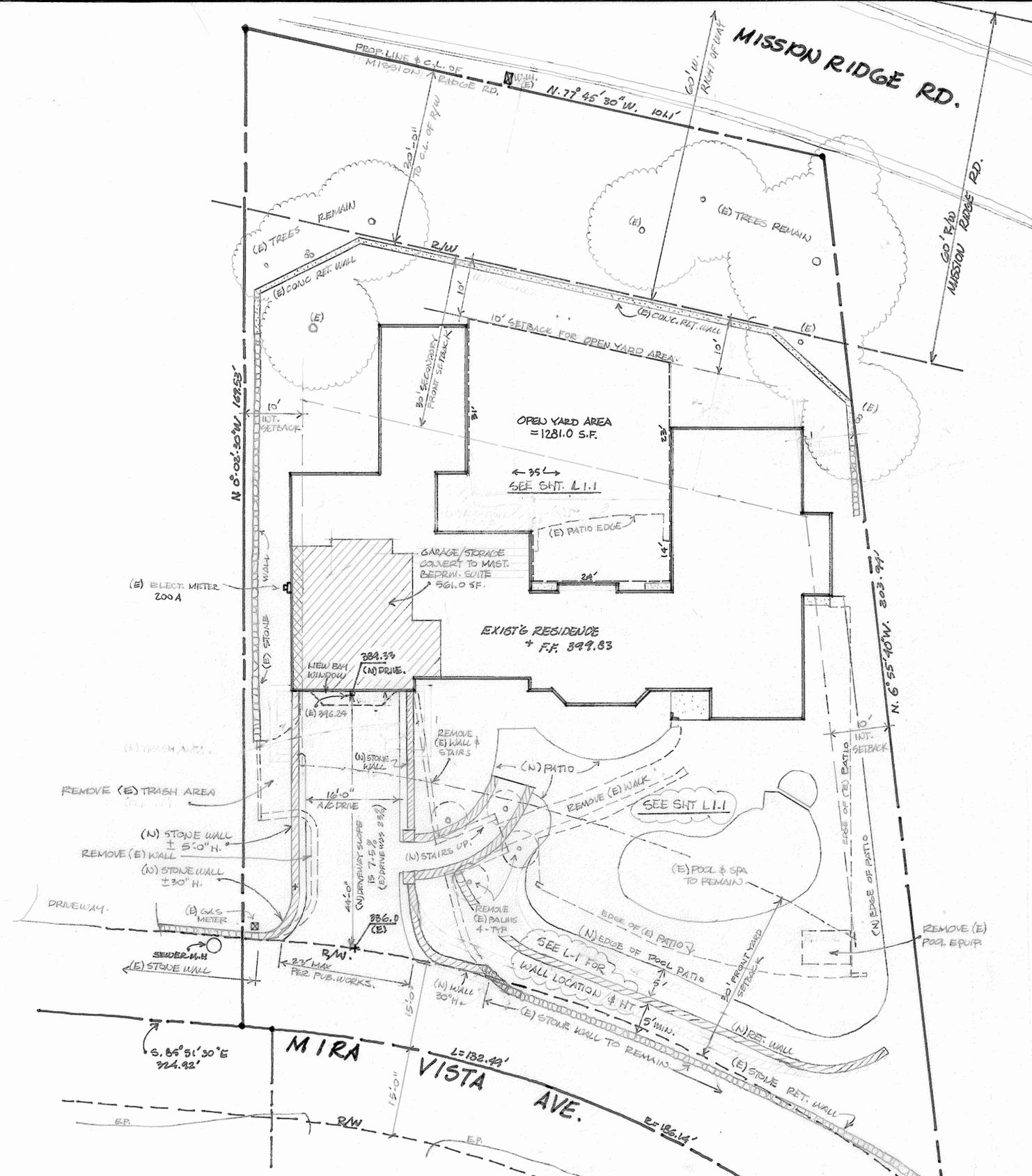
STRUCT. ENGINEER:

LAND USE PLANNING: TRISH ALLEN-SORANNE BUEDEGE ASSOC.

LANDSCAPE ARCHITECT: ERIN CARROLL LIC. 5521

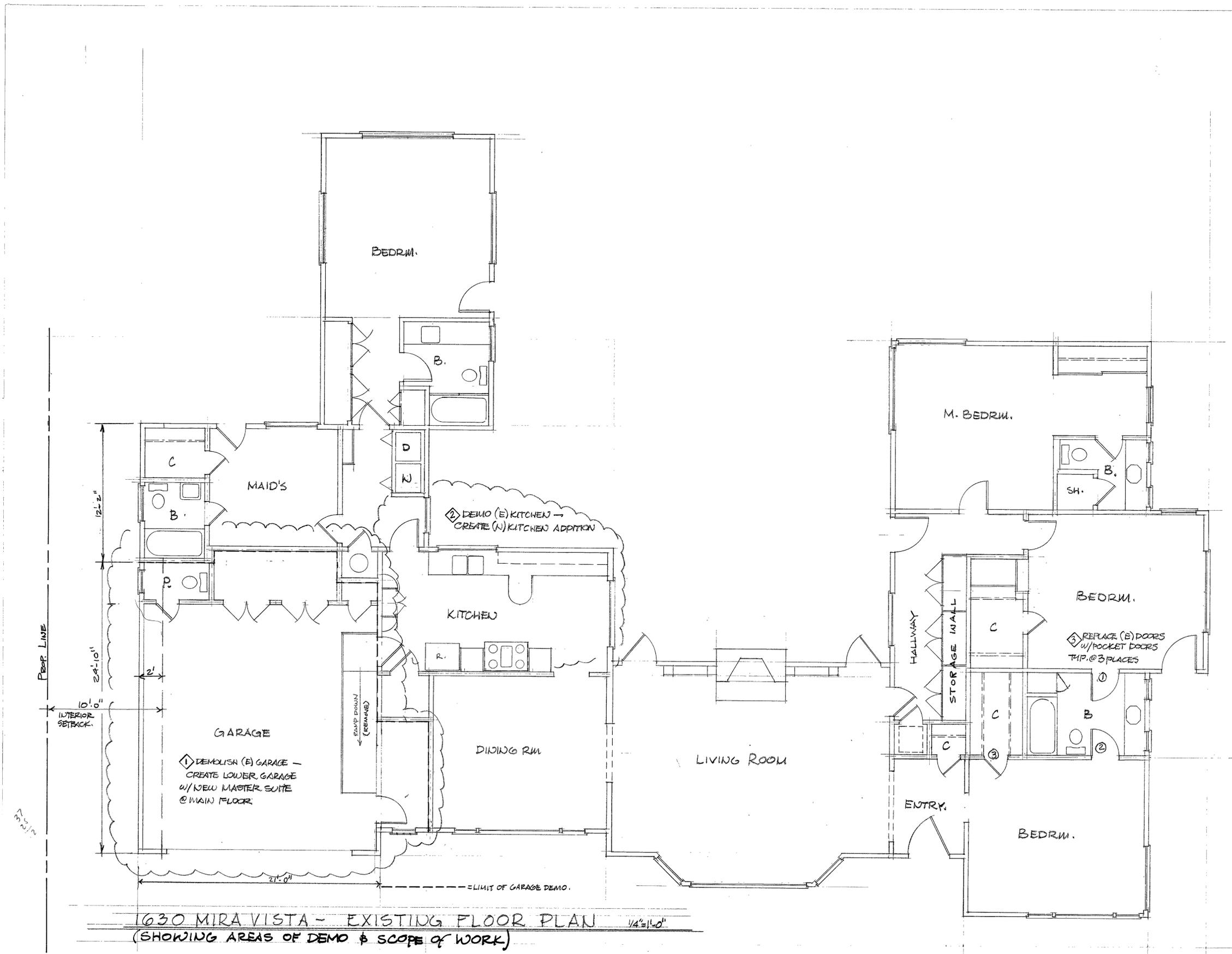
UNIT 'J' 105 W. DE LA GUERRA ST. SB, CA. 93101
 (805) 364 5075 www.erin-carroll.com

CONTRACTOR: PETE SPIELER - SPIELER CONST.
 1027 DERRA DR., S.B. 93110
 (805) 331 9130 CA LIC. 343576



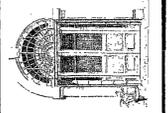
SITE PLAN

1030 MIRA VISTA APN: 019-090-013 1/8" = 1'-0" Scale



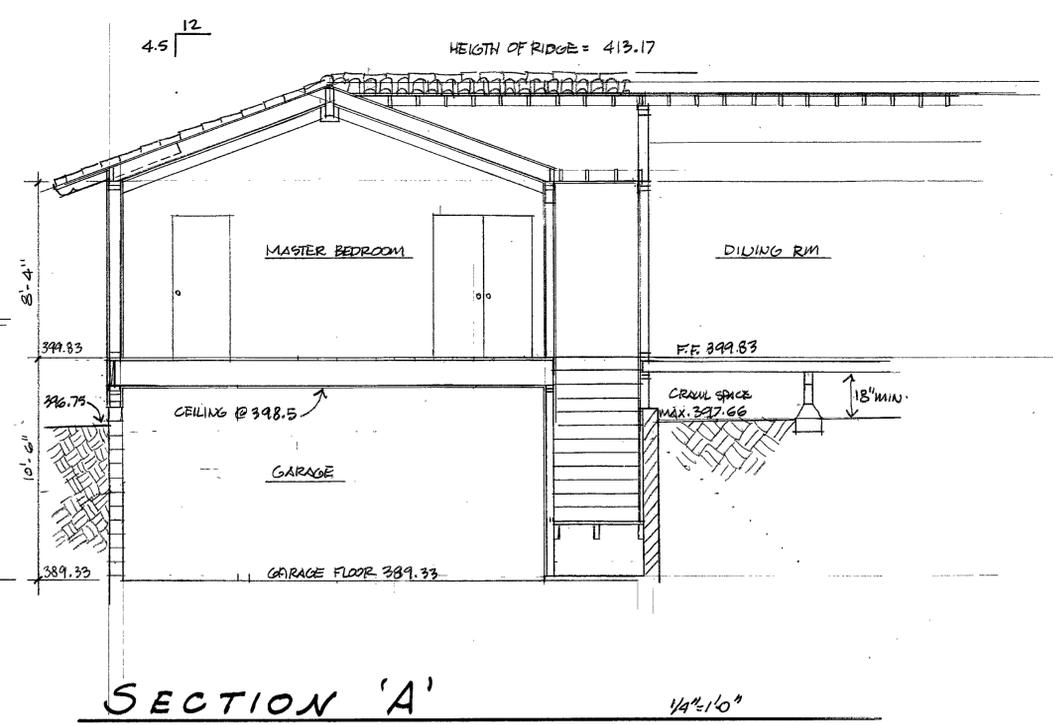
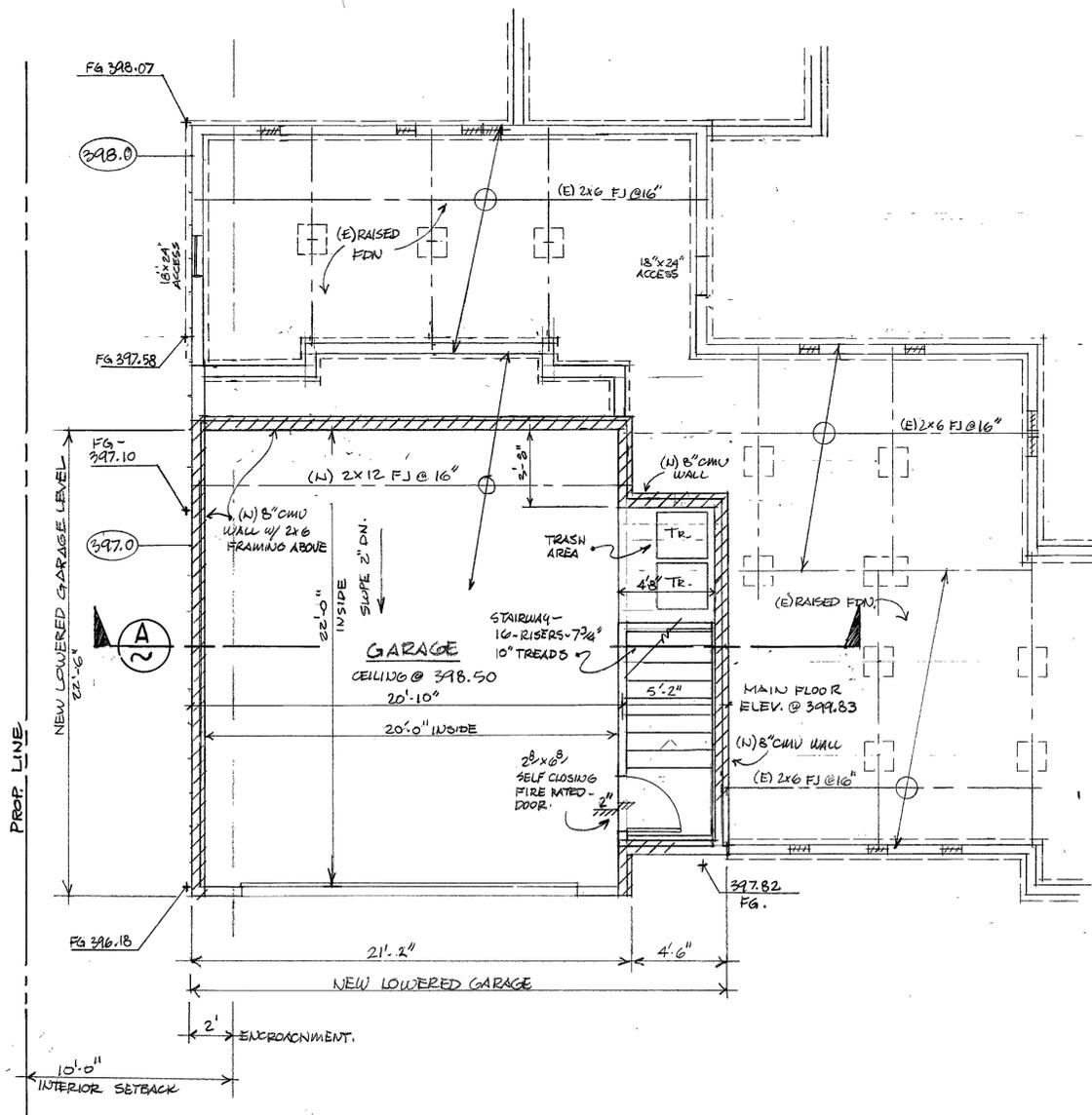
1630 MIRA VISTA - EXISTING FLOOR PLAN 1/4"=1'-0"
 (SHOWING AREAS OF DEMO & SCOPE OF WORK)

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EXISTING FLOOR PLAN REMODEL & ADDITION
 & SCOPE OF WORK 1630 MIRA VISTA DR.
 SANTA BARBARA, CA.

A 2.0



BASEMENT NOTE: LENGTH OF PERIMETER WALLS IS 95'-0"
 LENGTH OF WALLS WHERE H. OF FIN GRADE TO CLG = < 4' - = 69'-6"
 THEREFORE BASEMENT QUALIFIES FOR A FLOOR AREA REDUCTION
 OF 50% FOR FAR CALO PURPOSES

GARAGE and FOUNDATION PLAN 1/4"=1'-0"

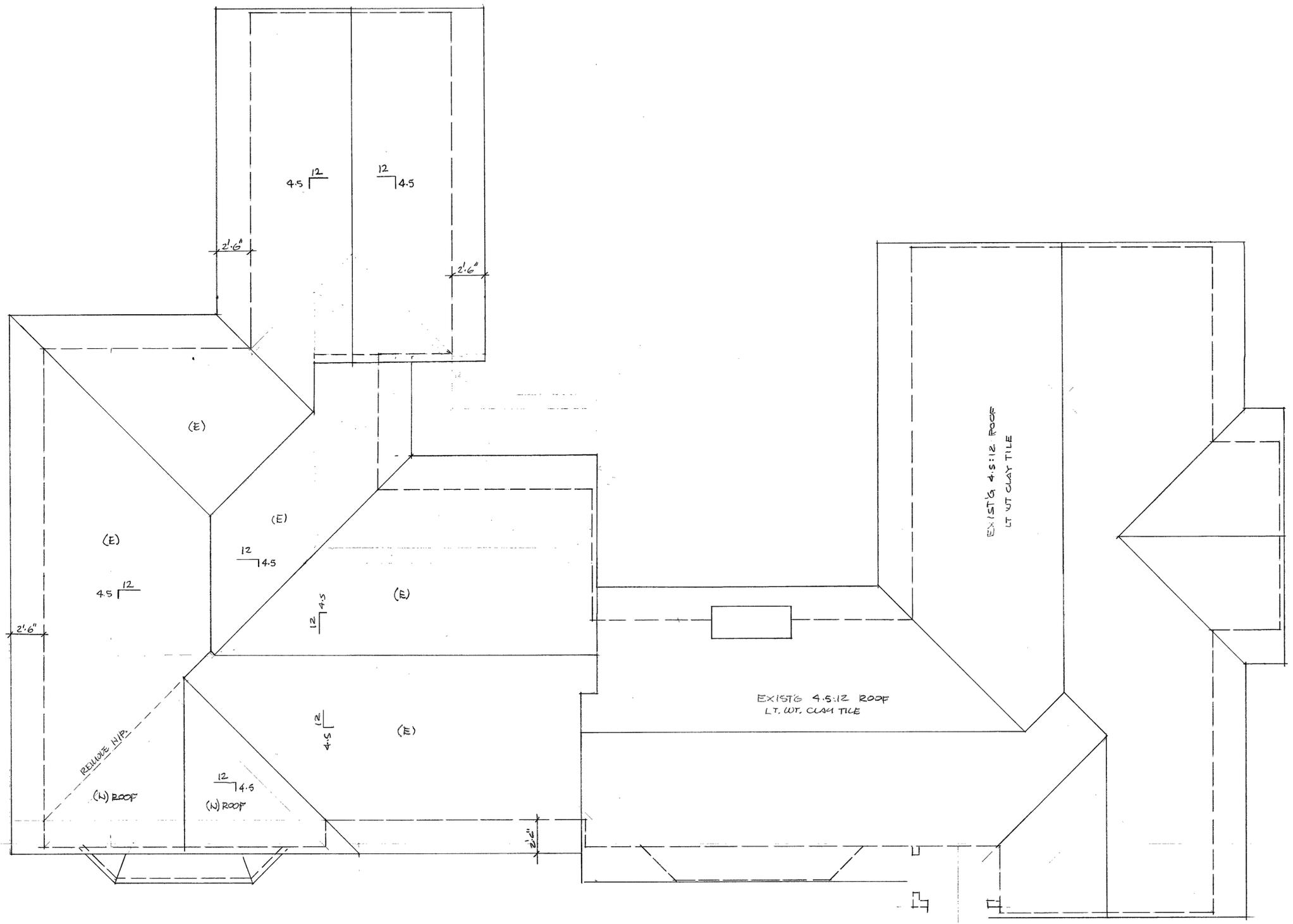
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1030 MIRA VISTA DR
SANTA BARBARA, CA.

GARAGE and
FOUNDATION PLAN

A3.1

EXHIBIT A



ROOF PLAN

1/4" = 1'-0"



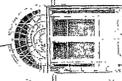
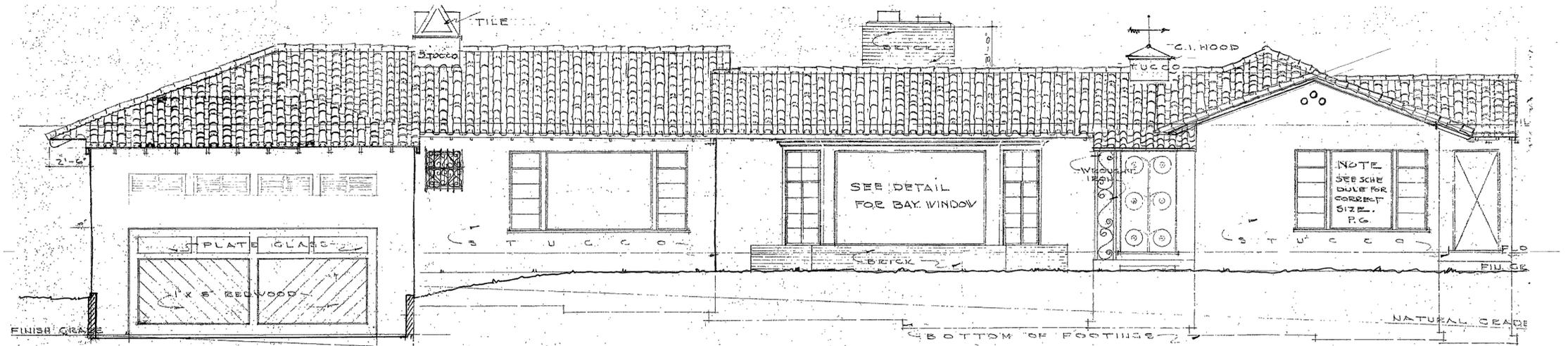
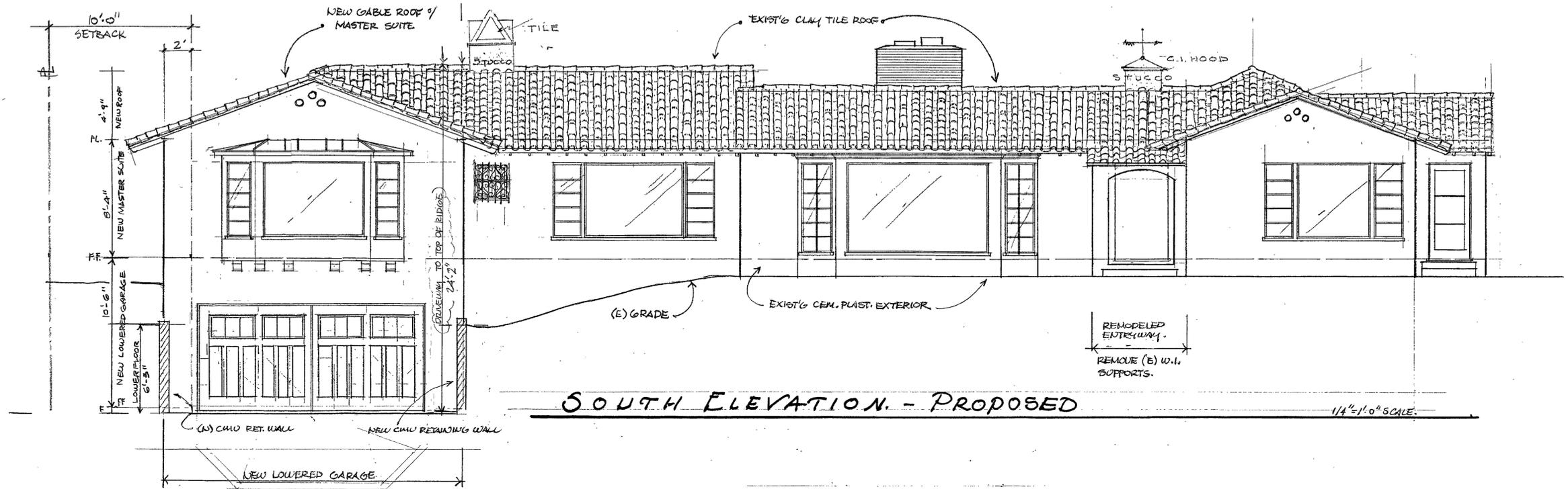
1-12-16	<p>TOM SMITH ARCHITECTURE 1115 COAST VILLAGE RD. MONTECITO, CA., 93108 (805) 252 7966 THOMAS.V.SMITH@NETSCAPE.COM</p>
	<p>REMODEL & ADDITION 1630 MIRA VISTA DR. SANTA BARBARA, CA.</p>
<p>ROOF PLAN</p>	<p>A33</p>

EXHIBIT A



SOUTH ELEVATION
EXIST'G CONDITION

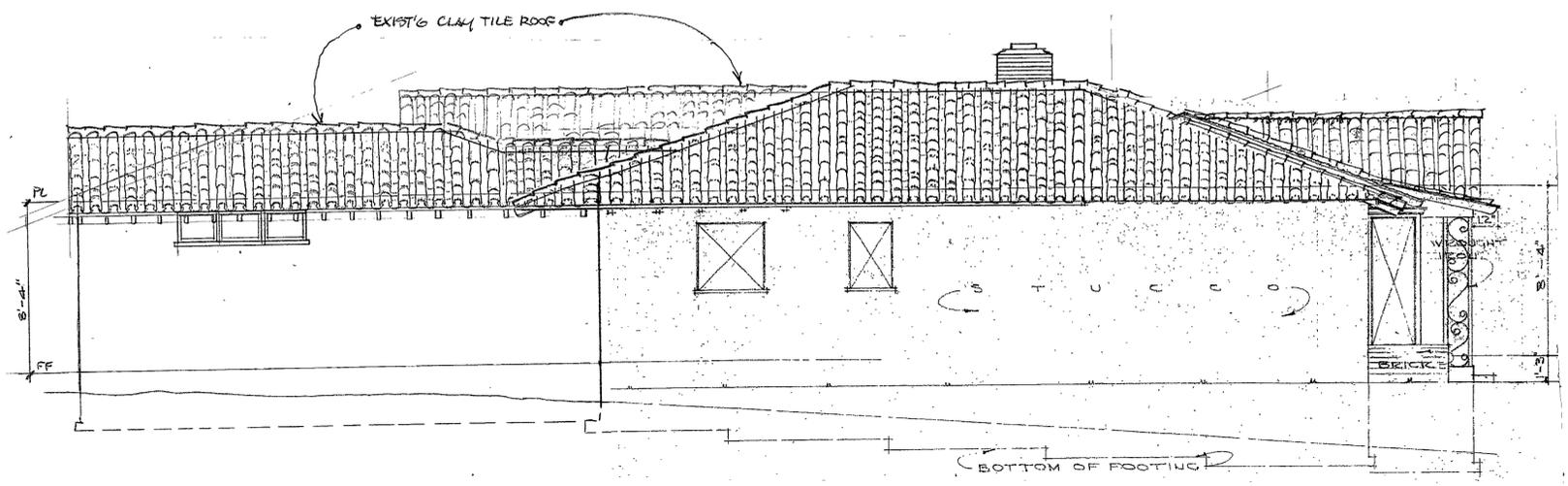
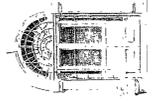
TOM SMITH ARCHITECTURE
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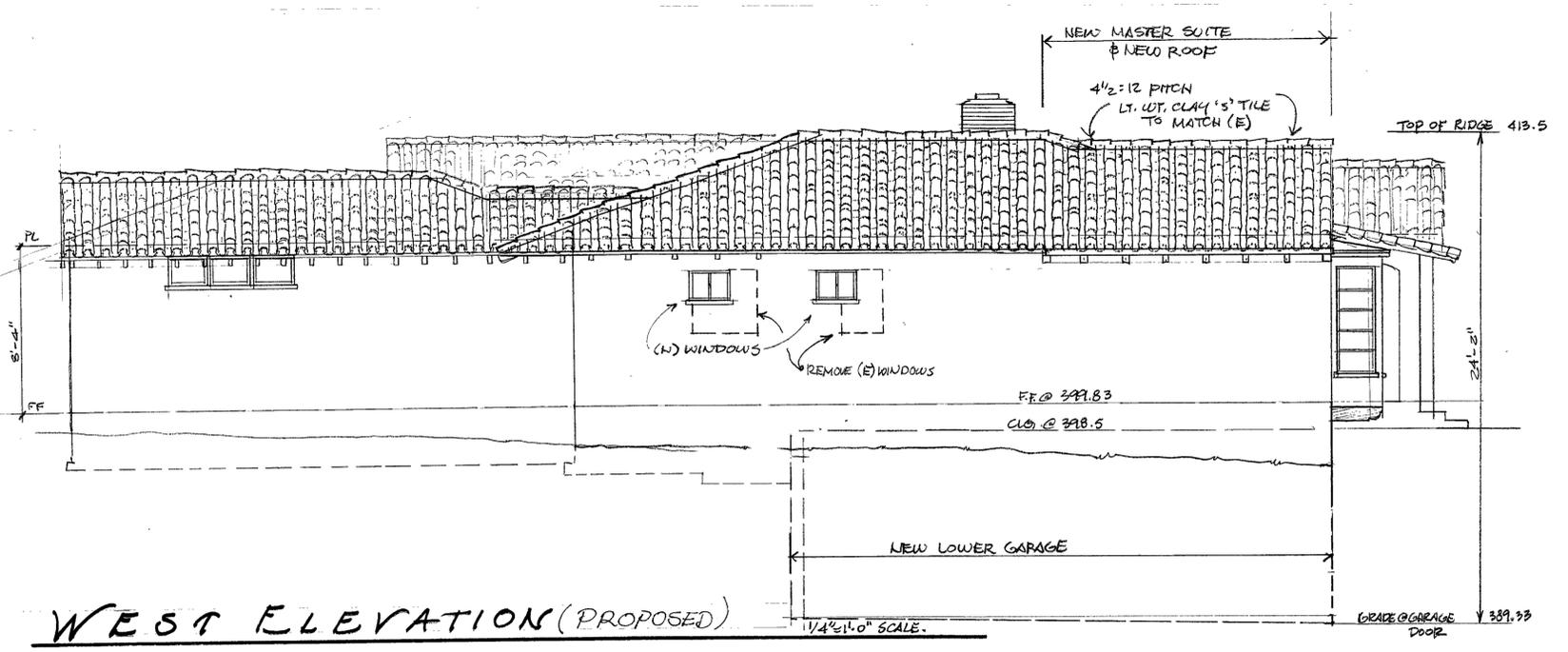
REMODEL & ADDITION
1630 MIRA VISTA DR
SANTA BARBARA, CA.

ELEVATIONS

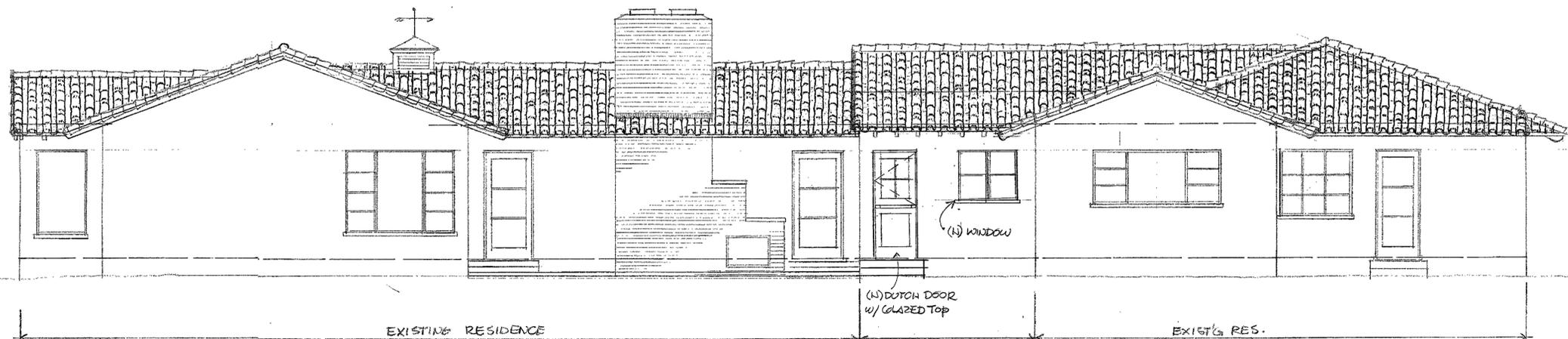
A4.0



WEST ELEVATION (EXIST'G) 1/4"=1'-0" SCALE.

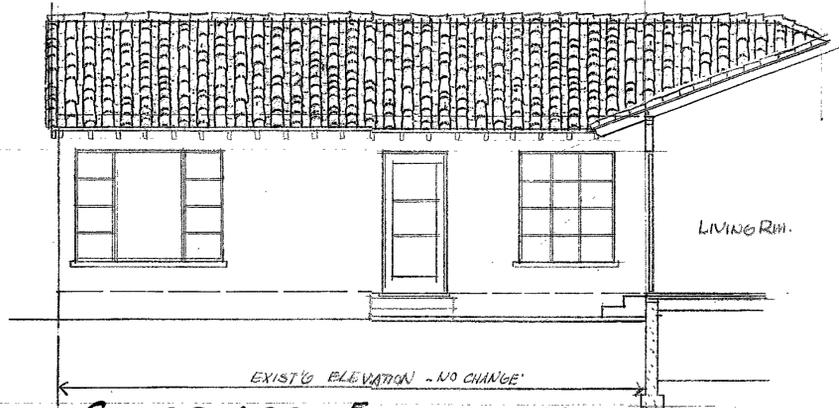


WEST ELEVATION (PROPOSED) 1/4"=1'-0" SCALE.

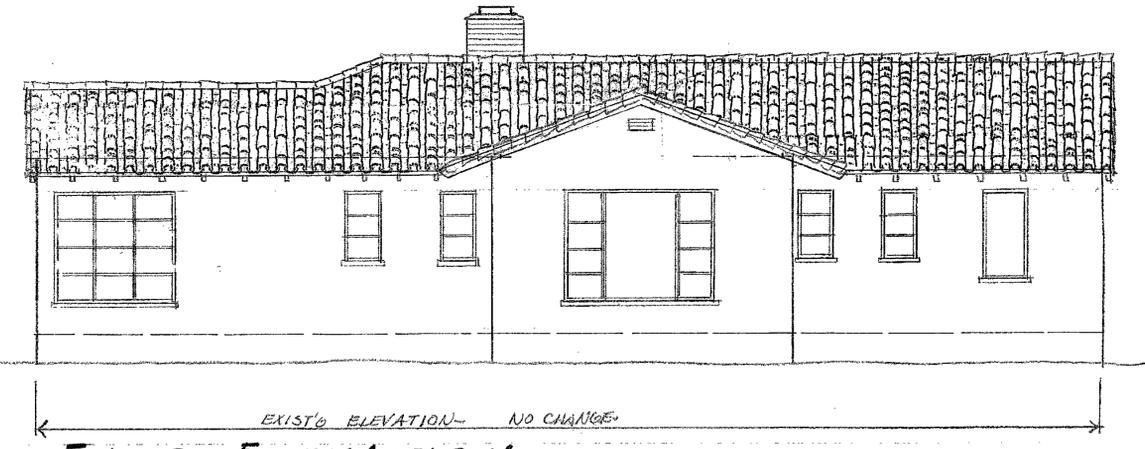


NORTH ELEVATION.

1/4" = 1'-0" SCALE

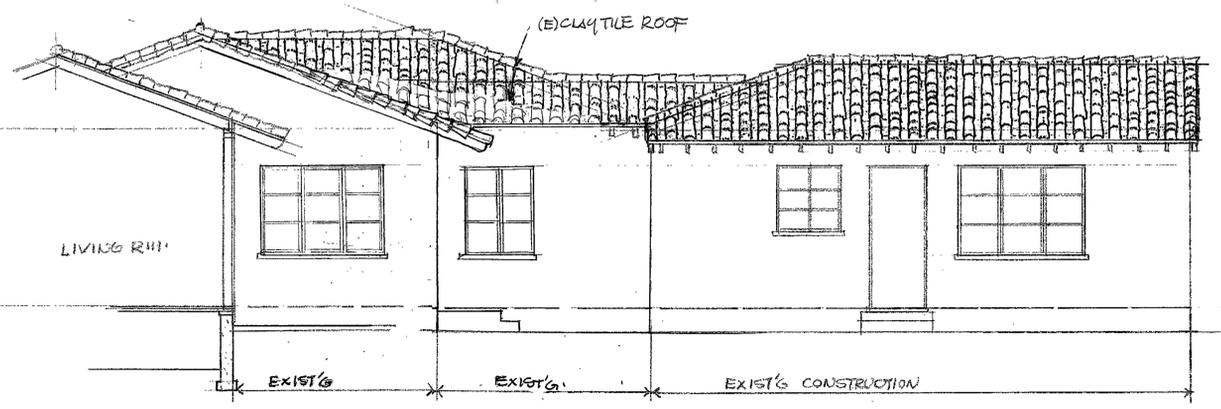


EAST COURTYARD ELEVATION.



EAST ELEVATION.

1/4" = 1'-0" SCALE

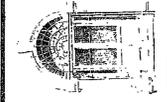


WEST COURTYARD ELEVATION.

1/4" = 1'-0" SCALE

1-12-16

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REMODEL & ADDITION
 1630 MIRA VISTA DR
 SANTA BARBARA, CA.

ELEVATIONS

A42

EXHIBIT A

Existing Area Calculations		Proposed Area Calculations	
Description	Area (SF)	Description	Area (SF)
On Site Hardscape and Building (non-permeable):			
Existing building footprint	3,275	Building footprint	3,294
Existing tile surfaces	51	Tile surfaces	466
Existing concrete surfaces	1,430	Stone or stamped concrete paving	2,327
Stone surfaces	464	Existing and new walls	533
Existing walls	370	Existing pool	545
Existing pool	545	Existing utility covers	5
Existing utility covers	10	Subtotal:	7,170
Existing AC Driveway	1,076	On Site Landscaping and Hardscape (permeable):	
Subtotal:	7,221	Planting	4,057
On Site Landscaping (permeable):			
Planting	6,703	Gravel paving	1,897
Subtotal:	6,703	Uncovered driveway paving (permeable cobbles or pavers)	542
Off Site Landscaping (permeable):			
Planting within Mission Ridge Road ROW	3,066	Stone stepping stones with planted joints	258
Planting within Mira Vista Road easement	51	Subtotal:	6,754
Subtotal:	3,117	Off Site Landscaping (permeable):	
Off Site Hardscape (non-permeable):			
AC Paving (Mira Vista Road)	1,872	Planting within Mission Ridge Road ROW	3,066
Wall Along Mira Vista Road	114	Planting within Mira Vista Road easement	51
Subtotal:	1,986	Subtotal:	3,117
Grand Total	19,027	Off Site Hardscape (non-permeable):	
		AC Paving (Mira Vista Road)	1,872
		Wall Along Mira Vista Road	114
		Subtotal:	1,986
		Grand Total	19,027



Legend

#	Description
1	(N) Permeable surface driveway: sandstone cobbles or unit pavers.
2	(N) Stamped concrete or flagstone paving (non-permeable).
3	(N) Full height stone, flagstone, or stamped concrete (non-permeable) entry steps with handrails on both sides.
4	(E) Sandstone retaining wall to remain.
5	(N) sandstone retaining wall to blend with and match (e).
6	(N) sandstone retaining wall to blend with and match (e) (5' min. height to function as pool fence).
7	Note: trash and recycle bins will be stored inside garage. See Architect's drawings.
8	(N) Wood and wire property line / pool enclosure fence, 5' min. height.
9	(N) Decorative wrought iron gate, 5' height.
10	(N) Wood and wire gate, 5' height.
11	(N) CMU retaining stemwall with stone veneer to match adjacent sandstone retaining walls. Maximum vertical drop between top of paving at stemwall and adjacent planting area is 29-1/2".
12	(N) Saltillo (or similar) tile patio (non-permeable).
13	(N) Saltillo (or similar) tile steps (non-permeable).
14	(N) Decorative concrete tile "carpet" such as Granada tile (or similar) (non-permeable).
15	(N) Pool and spa equipment to be replaced and relocated underground.
16	(N) Decorative colored gravel paving (permeable).
17	(N) Sandstone header edging (flush with gravel).
18	(E) Buttresses on (E) retaining wall to remain.
19	(N) Mailbox.
20	(E) retaining wall to remain. Provide (N) plaster or stucco finish to match house on this wall.
21	(N) Flagstone stepping stones (or recycle and re-use (e) stones).
22	(N) Low bowl pot planted with succulent plantings (10" max height).

23	(N) Terra cota pots with succulent plantings, typ.
24	Add 18" high brick sitting bench to match (e) fireplace
25	Replace (E) pool and spa coping with (N) coping to match adjacent paving. Replace (E) waterline tile and spillover tile with (N) tile. Replaster (E) pool and spa.
26	(E) Stem wall at (e) pool deck edge to remain (portion of wall may be removed) and be paved over.
27	(N) Low hedge surrounding gravel courtyard.
28	Not used.
29	(N) Raised planting beds, 10" max. height, planted with cut flowers or vegetables.
30	Relocate 4 (E) King Palms (Archontophoenix cunninghamiana) at front yard slope and relocate near house.
31	(E) Eugenia hedge to remain.
32	Trim back (E) screen plantings along east property line as required to install (N) hardscape and augment with (N) screen hedge as required.
33	All (E) landscaping in Mission Ridge ROW to remain.

Preliminary Plant List

Botanical Name	Common Name	Size
Trees:		
Aloe barberae	Tree Aloe	24" Box
Archontophoenix c.	King Palm	Existing to be transplanted.
Citrus species	TDB (dwarf species only)	24" Box
Dracaena draco	Dragon Tree	36" Box
Quercus agrifolia	Coast Live Oak	24" Box
Howea forsteriana	Kentia Palm	24" Box
Olea europaea	Olive	Field Grown Specimens
Shrubs, Perennials and Groundcover:		
Aeonium species	Saucer Plant	1 Gal
Agave species	Century Plant	5 Gal
Aloe species	Aloe	1 Gal
Arctostaphylos 'John Dourley'	John Dourley Manzanita	1 Gal
Carex species	Sedge	1 Gal
Carissa 'Tuttle'	Natal Plum	5 Gal
Ceanothus 'Anchor Bay'	Anchor Bay Ceanothus	1 Gal
Cereus species	Cereus Cactus	15 Gal
Cistanthe 'Jazz Time'	Rock Purslane	1 Gal
Crassula 'Blue Bird'	Blue Jade	1 Gal
Cycas revoluta	Sago Palm	15 Gal
Dymondia margaratae	Silver Carpet	Flats
Bougainvillea 'San Diego Red'	Red Bougainvillea	5 Gal
Dieffenbachia species	Tasman Flax Lily	1 Gal
Echeveria species	Hen and Chicks	1 Gal
Euonymus j. 'Microphyllus'	Box-Leaf Euonymus	5 Gal
Encephalartos species	Cycad	15 Gal
Ficus carica (Espalier)	Edible Fig	5 Gal
Olea 'Little Olive'	Dwarf Olive	5 Gal
Kniphofia species	Torch Lily	1 Gal
Lampranthus aureus	Fanta Orange Iceplant	1 Gal
Lavandula angustifolia	English Lavender	1 Gal
Lamandra species	Mat Rush	1 Gal
Laurus nobilis	Sweet Bay	15 Gal
Lippia modifera	Kurapua	1 Gal
Lotus maculata	Gold Flash	5 Gal
Osmanthus fragrans	Sweet Osmanthus	5 Gal
Myoporum p. 'Putah Creek'	Creeping Myoporum	1 Gal
Pittosporum 'Golf Ball'	Golf Ball Kohuhu	5 Gal
Rhamnus 'Mound San Bruno'	Dwarf Coffeeberry	5 Gal
Sedum species	Stonewall	1 Gal
Senecio species	Blue Chalk Sticks	1 Gal
Woodwardia fimbriata	Giant Chain Fern	1 Gal

Compliance Statement

Low-Water Using Landscape Design Mandatory Measures: (Show calculations of required areas on referenced sheets.)

Approved low water species specified for lawn area.

No turf in parkways, medians or other area with any dimension of <8 feet.

No turf on >20% slope.

For residential, mixed-use and institutional projects, 80% or > of the landscape area water wise plants.

For residential, <20% of landscape area in lawn or high-water use plants.

Three inches of mulch specified as required.

Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement.

Sprinklers have matched precipitation rates within each valve and circuit.

Valves separated for individual hydrozones based on plant water needs and sun/shade requirements.

Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system.

Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, subsurface, or drip irrigation.

Drip/low volume irrigation system on >25% of landscape area.

Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines.

Pressure regulators, unless Public Works Director determination one is not necessary.

Grading encourages water retention and infiltration by preserving open space and creating depressed area / swales.

Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates.

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards.

It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

Signature: ERIN O CARROLL
License # 5221
Name: ERIN O CARROLL
Exp. Date 09/30/16

Preliminary Storm Water Management Notes:

The project is subject to Tier III Storm Water Requirements. The project will result in no net increase of impermeable surfaces thereby eliminating the requirement to capture and detain storm water.

The project will incorporate a variety of best management practices and infiltration methods to treat storm water prior to entering the storm water system including the following:

- Direct roof downspouts to vegetated areas and/or planters.
- Rain gardens and vegetated swales to achieve biofiltration and infiltration.
- Maximize areas of permeable materials to achieve infiltration.

Sufficient storm water retention and percolation will be provided on site to retain the storm water volume of a 24 hour storm.

Preliminary Irrigation Notes:

Irrigation system shall comply with all requirements of City of Santa Barbara Standards for low water using landscape design.

All new plantings will be irrigated.

All valves shall be separated by sun/ shade requirements, plant type, and water needs.

All shrubs and groundcover shall be irrigated with drip irrigation. Dripline may be inline emitter type or punched emitters.

Turf (if any) will be irrigated with low volume Hunter MP Rotator nozzles.

New trees will be irrigated with bubblers or drip irrigation on separate valve(s) from shrubs and groundcover.

Install all valves in plastic valve boxes where they can be screened by plants.

Irrigation system will be installed in accordance with manufacturer's specifications and local codes.

All pipe installed under paving, through walls or footings must be placed inside schedule 40 PVC sleeves.

Irrigation controller run times shall be adjusted to not allow any irrigation water overspray onto paved surfaces.

Under canopies of existing trees, excavate trenches by hand.

Irrigation controller used will be a Weathermatic SL 1600 with wireless weather sensor that will automatically adjust the duration of valve run times based on current weather conditions.

City of Santa Barbara High Fire Hazard Area Landscape Requirements:

The final landscape design will meet the requirements for the Fire Department "Defensible Space Requirements", per City Ordinance #5638, as outlined in Chapter 49 of the California Fire Code, 2013 Edition.

All plantings along driveways and street access areas (on or adjacent to the property) are required to have vegetation planted or trimmed to provide a vertical clearance of 13 feet 6 inches and a 10 foot horizontal clearance.

All landscape plant species must be fire resistant per City of Santa Barbara Fire Department. The final plant list shall not include any unacceptable Plant Species planted within 150 feet of any structure, unless listed otherwise.

Santa Barbara City Fire Department shall review and approve the final landscape plan. 925 Chapala Street (805) 564-5702.

Slopes over 30% are at increased risk from wildfire, therefore the Fire Department may require additional vegetation modification for a total distance of 150-300 feet from any structure.

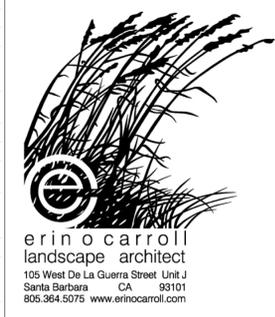
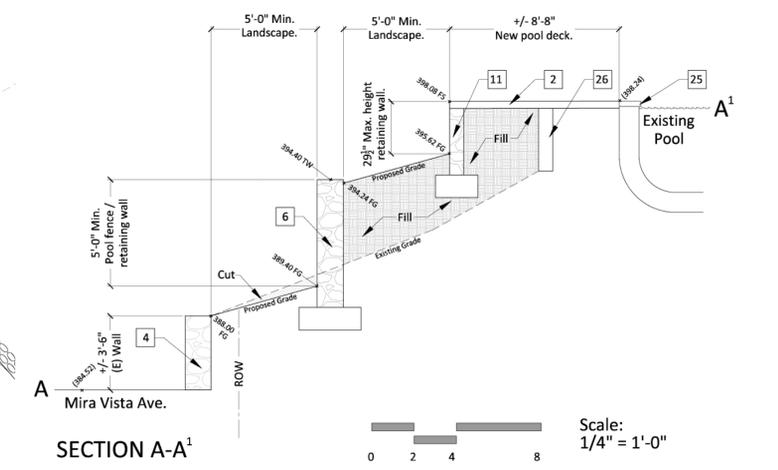
ZONE 1 (0 - 30 feet)
This area is closest to a structure. It provides the best protection against the high radiant heat that result during a wildfire. Plants should be low growing, irrigated plants. Focus should be on ground covers not more than 12 inches in height or succulents. Use non-flammable materials for paths, patios, and mulch. Trees should not be planted closer than 15 feet from a structure.

ZONE 2 (30 - 50 feet)
Maintain a reasonably open character in this area. Plant low growing ground covers and succulents resistant to fire. Shrubs up to 3 feet can be planted but should have at least 18 feet spacing between other shrubs or other trees. Shrubs can be planted in clusters not more than 10 feet in diameter, but should have at least 18 feet between clusters. Do not plant shrubs underneath canopy of trees. Trees should be spaced at least 30 feet apart to prevent crowns from touching once fully grown.

ZONE 3 (50 - 70 feet)
This area should have native and Mediterranean plantings that require irrigation and should not be higher than 4 to 6 feet. Shrubs should be spaced at least 18 feet away from each other. Shrubs can be planted in clusters not more than 10 feet in diameter, but should have at least 18 feet between clusters. Trees should be spaced at least 30 feet apart to prevent crowns from touching once fully grown.

ZONE 4 (70 - 150 feet)
This zone is furthest from the structure. Plantings once established need no irrigation. There is no limit to height. Shrubs planted in this area should have 18 feet spacing or be planted in clusters with at least 18 feet spacing. Trees can be planted in groups or with individual spacing at least 30 feet from other trees.

SLOPES > 30%
If additional vegetation modification is required on slopes over 30% vegetation should be reduced through thinning of existing plants, pruning, removal of dead material, and removal of fire ladders (Fire ladders exist if a fire's flames can spread from the ground into shrubs and trees up to a house).



PRELIMINARY SITE PLAN AND LANDSCAPE PLAN
1630 MIRA VISTA AVENUE
Santa Barbara, CA, 93103

EXHIBIT A

Date/ Issue
2016.07.12
Sheet 2 of 2

L1.2



15 July 2016

Staff Hearing Officer
c/o Jessica Grant, Project Planner
Planning Division, Community Development
City of Santa Barbara
630 Garden St.
Santa Barbara, CA 93101

**RE: 1630 Mira Vista Avenue (APN 019-090-013) – MST2016-00106
Project Description/Applicant Letter**

Dear Staff Hearing Officer

On behalf of the property owner, Barbara Jo Thurman, we are pleased to submit this Applicant/Project Description letter as part of the project our Zoning Modification request submittal materials.

I. General Site Information

The subject property is located at 1630 Mira Vista Avenue, a private road that terminates into the west side and lower portion of Franceschi Park. The property is zoned E-1 Single Family Residential with a General Plan Land Use Designation of Suburban Residential (5 d.u./acre). The property is bound on the north by Mission Ridge Road and on the south by Mira Vista Avenue. The gross lot area is approximately 19,027 square feet with a net lot area of 13,924 square feet; this difference between gross and net lot area is a result of a public street right of way along Mission Ridge Road. It is developed with a single story, approximate 3,180 square foot single family residence and an attached two car garage with a storage area.

II. Project Description

The project includes removal of the existing garage/storage area, reconfiguration of the existing driveway at a reduced slope from 23% to 7.5%), construction of a new two-car garage with a proposed 565 square foot master bedroom suite above. The existing garage and a portion of the residence are non-conforming with respect to the west property line interior setback and encroach 2 (two) feet into the 10-foot interior yard

setback. Other proposed improvements include new site work, landscaping, walls, steps and an expansion of the existing pool deck located in the front yard. The pool deck expansion will require a zoning modification as the grade difference between the pool deck level and the grade below exceeds 10”.

Please refer to the lot coverage and site data that is reproduced on the cover sheet of the project plans which summarizes the existing and proposed floor areas.

Single Family Design Board

The project concept plans were presented to the Single Family Design Board (SFDB) on May 2, 2016. The SFDB forwarded the project to the Staff Hearing Officer making positive aesthetic comments regarding the requested interior yard zoning modification in addition to overall positive comments regarding the proposed project indicating that the project would be a significant improvement as compared to the existing conditions.

Zoning Modifications & Justifications

The existing residence and garage is considered legal non-conforming as the structure encroaches into the current required 10-foot interior yard setback. At the time the residence was constructed, the interior yard setback was likely 6 feet. When the City carried out down-zoning in 1975, the property became non-conforming. The project proposes a significant improvement by reconfiguring the driveway to reduce the slope, access a new garage at a lower elevation and construct a master bedroom above the new garage. Because the existing grade will be lower in elevation, the new master bedroom roofline will be at the same elevation as the existing garage but with a gable type roof.

The second zoning modification request involves the pool deck expansion. The existing pool and pool deck are currently located in the front yard of the property. In order to increase the pool deck area for greater functionality, a new retaining wall will be needed, and due to the existing topography, the grade difference between the pool deck elevation and the grade below will exceed 10” necessitating a zoning modification for the expanded deck to be allowed in the front yard setback.

Justifications to support the requested zoning modifications are summarized below:

1. The driveway access will be much improved by reducing the slope from 23% to 7.5%.
2. The proposed improvements will be carried out in the same footprint as the existing residence.
3. The existing property configuration is non-conforming with respect to the west interior yard setback; the project proposes to maintain the same extent of encroachment.

4. The proposed west elevation master bedroom window will be smaller than the existing garage windows in the same location to minimize potential impacts to the adjacent property.
5. The property is constrained by the substantial right-of-way on Mission Ridge Road.
6. The pool deck expansion is minimal and technical in nature.
7. The proposed zoning modifications were aesthetically supported by the Single Family Design Board.

In conclusion, we believe that the requested zoning modification that maintains an existing encroachment is minor in nature and further justified for the reasons stated above. On behalf of the property owner, we thank you for the consideration of the proposed project.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

A handwritten signature in black ink, appearing to read "Trish A", written in a cursive style.

Trish Allen, AICP
Senior Planner

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1630 MIRA VISTA AVE****E-1 Zone**

(6:30) Assessor's Parcel Number: 019-090-013
Application Number: MST2016-00106
Owner: Barbara Thurman
Architect: Tom Smith

(Proposal to demolish the existing 544 square foot two-car garage and 47 square feet of a stairway area, and construct a new 565 square foot master suite in their place at an existing 3,180 square foot single-family residence. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. Also included is a 108 square foot kitchen addition at the rear of the main floor. The proposed total of 3,831 square feet [of which 50% of the partial basement garage is receiving a 50% FAR credit] on a 13,094 square foot lot is 86% of the required maximum floor-to-lot area ratio [FAR]. The proposal includes new site work, walls, steps, and an at-grade deck in the front yard. The project includes Staff Hearing Officer review for a zoning modification to allow the new garage and master suite above it to encroach into the interior setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested a requested zoning modification.)

Actual time: 6:55 p.m.

Present: Tom Smith Architect; Erin Carroll, Landscape Architect and Trish Allen, Applicant.

Public comment opened at 7:07 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with the following comments:

- 1) The Board appreciates the design of the new master suite and garage.
- 2) Study the bay window in the master bedroom and consider reducing the size.
- 3) The Board finds the relocation of the broad King Palm trees to be appropriate.
- 4) The Board is in support of the modification to allow the new garage, and the master suite above it, to encroach into the interior setback.

Action: Woolery/Pierce, 5//0/0. Motion carried. (James and Miller absent).