



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 8, 2006  
**AGENDA DATE:** March 15, 2006  
**PROJECT ADDRESS:** 1405 Mission Ridge Road (MST2005-00652)

**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *Dye*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The proposed project site is approximately one (1) acre. The proposed project involves a 156 foot long retaining wall.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit a wall to exceed a height of 3 ½' when located within ten-feet (10') of the front lot line (SBMC§28.87.170).

### III. SITE INFORMATION

Parcel Number:	019-210-001	Zoning:	A-2 One-Family Residence Zone
General Plan Designation:	1 Unit Per Acre	Topography/Slope:	26% Average Slope
Existing Use:	One-Family Residence	Proposed Use:	One-Family Residence

#### Adjacent Land Uses

North: One-Family Residence	East: One-Family Residence
South: One-Family Residence	West: One-Family Residence

#### Lot Coverage (Proposed):

- Building: 4,513 s.f. (11%)
- Paving/Driveway 6,000s.f. (14%)
- Landscaping 32,110 s.f. (75%)
- Lot Area: 42,623 s.f.

#### Parking:

- Required 2 Covered
- Provided 2 Covered

Date Application Accepted: February 6, 2006

Date Action Required: May 6, 2006

#### **IV. DISCUSSION**

This project was given final approval with conditions by the Architectural Board of Review on October 10, 2005 (Exhibit C).

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

The proposed wall, which is part of a site and drainage improvement plan, was designed and approved at a height of six-feet (6'), at a distance of ten-feet (10') back from the front lot line. During excavation, a survey was prepared that revealed that the wall was actually being proposed along the front lot line. Pursuant to SBMC §28.87.170, wall height is limited within the first ten-feet of a lot, to a maximum height of 3 ½'. It is staff's understanding that the height limit is related to both safety and esthetics. Because this property sits approximately six-feet (6') below the public right-of-way, the wall will not create any type of visual obstruction for vehicles existing onto the public right-of-way or be visible from anywhere other than the private property.

#### **V. RECOMMENDATION/FINDINGS**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification for wall height does not violate the purpose or intent of the ordinance and is necessary to secure an appropriate improvement on this site, subject to the conditions of approval by the Architectural Board of Review (ABR).

#### Exhibits:

- A. Project Plan
- B. Applicant's letter dated February 6, 2006
- C. ABR Meeting Minutes Summary

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

**Bruce L. Schmidt and Carol Pillsbury**  
**1405 Mission Ridge Road**  
**Santa Barbara, CA 93103**  
**805 884-4949**

02-06-06

**Modification Hearing Officer**  
**City of Santa Barbara**  
**P.O. Box 1990**

Re: Modification Request for 1405 Mission Ridge Road, A.P.# 019-210-001, A-2  
Dear Modification Officer,

There is an existing house ( 4685 including attached garage) and a small 10 X 10 accessory building on the property. All structures meet current set back requirements including the accessory building. All buildings have building permits according to building files. The proposal is to build a 72 inch high by 156 foot long retaining wall at the front yard property line to help control water run off to the house and to relocate the driveway and re-grade it to current driveway requirements. The concept of this retaining wall with said dimensions has been approved by the ABR.

The modification requested is **to allow the height of the proposed wall to be built higher than the allowable 42 inches for front property line walls.** The additional 30 inches is necessary to retain the slope between the wall and the street and is not visible from the street or any other location off the property.

The benefits of this request are as follows:

Firstly, this request will allow us to lessen the slope from the street to the retained wall.

Second, this wall allows us to re-grade the area between the wall and the house so that flooding will no longer occur into the house.

Thirdly, it will allow us to relocate the driveway toward the western property line and grade it at a much safer level from the street.

Fourth, the re-grading allows us to have a turn around outside of the garage area and re-enter the street driving forward rather than in reverse.

We would greatly appreciate your consideration of this request and thank you for your time in doing so.

Sincerely,



Bruce L. Schmidt, Homeowner/Builder  
1405 Mission Ridge Road, Santa Barbara, CA 93103

cell 805 218-5472



**1405 MISSION RIDGE ROAD – ABR REVIEW SUMMARY**

A-2

**1405 MISSION RIDGE RD**

Assessor's Parcel Number: 019-210-001  
Application Number: MST2005-00652  
Owner: Schmidt Pillsbury 2001 Family Trust  
Agent: Eric Swenumson

(Proposal for grading and drainage to mitigate flood damage from winter rains. Proposal for 156 foot long retaining wall at north property, relocate driveway and add steps in the Hillside Design District.)

October 3, 2005

Continued one week for the applicant to return with adjusted grades on the driveway, and the comment that the turn around area appears to exceed 16%. Regarding the proposed wall design, the stone facade, needs to not only be on the south side, but on the north side also visible from the street.

October 10, 2005

Final Approval as noted on the plans and with the condition to install a new curb where the old driveway was and to add a concrete sidewalk from the new entry steps to the new curb line and 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.