



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 25, 2007
AGENDA DATE: August 1, 2007
PROJECT ADDRESS: 2140 Mission Ridge (MST20207-0003)
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 approximately 16,000 square foot project site is currently developed with a single family residence, attached 2-car garage, swimming pool, and detached accessory building. The proposed project involves an 801 square foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit the addition to be located within the required open yard area SBMC §28 15.060.

Date Application Accepted: June 5, 2007 Date Action Required: September 5, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Dawn Sherry	Property Owner:	Disraeli Trust
Parcel Number:	019-071-003	Lot Area:	15,866 sf
General Plan:	1 Unit Per Acre	Zoning:	A-1
Existing Use:	One-Family Residence	Topography:	14%
Adjacent Land Uses:			
	North - One-Family Residence		East - One-Family Residence
	South - One-Family Residence		West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,489 sf	717 sf addition
Garage	447 sf	20 sf addition
Accessory Space	431 sf	64 sf addition

III. LOT AREA COVERAGE

Lot Area: 15,866 sf
Building: 1,902 sf; 12%
Hardscape: 3,505 sf; 22%
Landscape: 10,459 sf; 85%

IV. DISCUSSION

This triangular shaped A-1 lot has recognized site constraints associated with the shape, lot area, and location of existing development on site. Development is located towards the rear of the lot and a walled front yard creates the private outdoor living space for the property. The area is improved with a swimming pool and amenities associated with a backyard area. Because of the design, it was the applicant's position that the area between the residence and rear lot line didn't provide outdoor living space for the property and therefore could be reduced. Staff supports the Modification because the usable area is located in the remaining front yard..

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the modification is necessary to secure an appropriate improvement (the first-story addition) and that the project meets the purpose and intent of the ordinance by providing the outdoor living space in the area improved with outdoor amenities.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated April 4, 2007
- C. ABR Minutes

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

SHERRY & ASSOCIATES
architects

phone (805) 963.0986

telefax (805) 963.0178

DATE: April 4, 2007

TO: City of Santa Barbara
Roxanne Milazzo
Modification Hearing Officer

FROM: Dawn Sherry
Sherry & Associates, Architects
Telephone: (805) 963-0986
Fax: (805) 963-0178

Re: **2140 Mission Ridge Road
Request for Modification**

office 629 STATE STREET, #216, SANTA BARBARA
mail to POST OFFICE # 23634, SANTA BARBARA, CA 93121

Dear Mrs. Milazzo,

Attached is a Preliminary Site Plan, Floor Plan and Exterior Elevations for a Proposed addition to an existing residence located at 2140 Mission Ridge. The additions consist of a single story addition to the north side of the residence. In addition, we are enlarging the existing garage toward the west, in order to allow room within the footprint for a laundry room. This west addition does not require a Modification.

We are requesting a modification for the following:

1. Open Yard Space Modification
Relief from the requirement to provide the private open yard in the rear of the residence.

This property is unique in that the existing residence sits at the rear of the property with the private open yard in the front of the residence (refer to Site Plan). The Modification requested is for relief from the requirement to provide the required yard behind the residence. The proposed addition at the rear of the residence would take up the space currently (technically) used as private open yard. This area behind the existing house is currently NOT being used as the open yard space for the residents and is really unusable space. The addition is proposed in order to make sensible use out of the space in a way that will not impact the neighboring parcel (by not directing views toward them and by enclosing the space for additional privacy from a noise standpoint).

I have included information regarding the difference in elevations between the two parcels. The neighboring parcel site significantly higher in elevation from the subject parcel. The neighboring residence was built many years ago and the parcel was subdivided, breaking off the subject parcel from the much larger neighboring parcel. This residence sits approximately 6 feet from their southern property line and is a two story structure that consists of (I believe) a garage below and habitable space above. The windows facing the subject parcel are high windows so the proposed addition will not affect any significant view corridor currently enjoyed by the neighbors. Their windows are so much higher than the subject parcel, that they see directly over the structure. The addition will not affect their views, privacy and is virtually invisible to the neighbors from both their yard and the interior spaces. In addition, because of the design of the proposed addition incorporation of high windows added solely for the purpose of additional natural light within the space, they will not be affected any more than they already are, by the existing neighboring residence being so close to the property line.

If there were another location we could possibly locate a family room addition, we would be pursuing that option. The pool defines the extent to which one can add onto the front of the residence, as does the location of the existing living room, front door and stairs. The location we have chosen is the best for the design and functionality of the residence.

The resulting distance between the two structures would be approximately 21 feet instead of the implied 30 feet required between residences as a result of the two combined 15' setbacks. It's a distance, in our opinion and based on the sensitively

EXHIBIT B

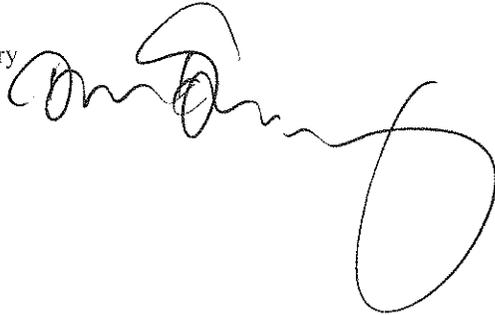
designed space, that provide ample room between the structures, especially considering the vertical separation of the grades between them.

Finally, although we realize the current nor the previous owners ever pursued the option, the original house was built with the intension of adding onto the rear of the residence because the size of the residence that was constructed was always very small. Review of the originally permitted set of drawings shows this addition dashed in and noted as "future addition".

Thank you for your consideration of these modifications and please call if you have any questions.

Sincerely,

Dawn Sherry

A handwritten signature in black ink, appearing to read "Dawn Sherry". The signature is fluid and cursive, with a large loop at the end.

2140 Mission Ridge
ABR Review
January 29, 2007

Present: Dawn Sherry, Architect.

Public comment opened at 7:27 p.m. The following individual(s) spoke in favor or opposition.

Pat Aoyama, resident, neither, asked whether survey was conducted.

Chair Wienke read into the record a letter from Sally Anderson, addressing drainage problems.

Sally Anderson, resident, provided comments regarding swale that is draining onto her property.

Public comment closed at 7:35 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) Provide a boundary line survey and a topography survey showing all existing easements on the site. 2) Show all existing landscaping on the site plan, and any solutions for drainage. 3) Verify whether the garage corner location is within the setback line. 4) The modification allowing the open-yard area in front of the house is not detrimental to the neighborhood, and allows for beneficial use to the applicant in terms of providing sunlight. 5) Provide better sound attenuation of the pool equipment area.

Action: Manson-Hing/Mudge, 4/0/0. Motion carried. Sherry stepped down. (Blakeley absent.)