



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 4, 2009
AGENDA DATE: March 11, 2009
PROJECT ADDRESS: 2140 Mission Ridge Road (MST2008-00318)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *Rat*

I. PROJECT DESCRIPTION

The 15,745 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 a 1,000 square foot first floor addition and 79 square foot second story addition to the residence, and 96 square feet of new accessory space. Nine existing trees are proposed to be removed. 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: February 2, 2009 Date Action Required: May 2, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	East Beach Ventures	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	1,904 sf	2,983 sf
Garage	447 sf	421 sf
Accessory Space	431 sf	527 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,186 sf 14%% Hardscape: 5,578 sf 35%% Landscape: 7,981 sf 51%

IV. DISCUSSION

The subject property is located within the Mission Area Special Design District and is subject to review by the Single family Design Board (SFDB). On March 9, 2009 the SFDB reviewed the project and gave favorable comments regarding the Modification.

Current development on site was designed for the triangular shaped lot by placing the single family residence with attached garage at the rear and a detached accessory building in the front. In between the two buildings, in the center of the lot, a swimming pool and outdoor amenities were placed. This location was superior to the standard location behind the house in that it allowed the residence to provide a noise buffer to the immediate neighbor. This application involves 1,175 square feet of additional floor area. As shown on the attached Exhibit, 116 square feet is proposed within the open yard area and requires Modification approval. It is Staff's position that the area in front of the residence provides the private outdoor amenities for the property and that reduction of the legal open yard area on the side of the residence would not be detrimental to the outdoor enjoyment of this site.

V. FINDINGS

The Staff Hearing Officer finds that the 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 addition does not reduce the private outdoor living area located in front of the residence which is improved with amenities for the intended use.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 2, 2009
- C. Open Yard Reduction Diagram

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470



2 February 2009

Roxanne Millazzo
Assistant Planner
Planning Division, Community Development Department
City of Santa Barbara

Project: 2140 Mission Ridge Road
Project #: 08.11

Roxanne:

Please find enclosed our modification submittal package for the subject project. The package consists of the following:

- Applicant Letter
- (4) sets plans dated 2 February 2009
- Photographs

Existing Conditions:

The 15,745 square foot parcel is presently developed with a 1,904 SF residence, 445 SF garage and 404 SF accessory structure. The site is bordered all around by single-family residential use. The zoning is A-1 and the General Plan Designation is Residential, 1 unit per acre. The parcel is also in the EPV II district. The site slope is 14%.

The existing residence is located towards the rear of the property with the accessory structure at the front. The usable yard area which includes the pool and activity area is located between these two structures in the remaining front yard. This was done to provide privacy from the adjacent residence to the north. The two story residence screens the pool area from the neighbor to the north which sits at a higher elevation than the subject property.

Proposed Project:

The proposed project involves a 1,079 square foot addition to the existing residence. This includes 79 square feet on the second floor. The overall garage size is reduced by 24 square feet and a 96 square foot accessory storage structure is proposed. Nine existing trees are proposed to be removed. None of these trees are oaks. Six replacement trees are proposed.

There are four components to the overall addition:

- The first component involves enlarging the kitchen and adding a dining and family room for a total of 675 square feet on the ground floor. These functions logically occur to the rear of the residence based on integrating with the existing floor plan layout. The addition respects the 15-foot rear yard setback.
- The second component involves converting 77 square feet of garage use to allow enclosure of the existing laundry area and then adding 53 square feet to maintain the proper garage size. The existing sauna area is to be converted to storage and 13 square feet is added for a pool equipment closet.
- The third component of the addition expands the two existing bedrooms to the east. The second floor portion is 79 square feet with the ground floor being 235 square feet. The ground floor portion also includes expansion of the existing bathroom which allows inclusion of a separate powder room and the addition of a much needed storage room. The existing entry is expanded to make it more functional.
- The final component adds a 96 square foot accessory storage building west of the garage.

Modification Requested:

The modification requested is to allow the required open yard area to be located in the remaining front yard instead of behind the main residence.

The project has been reviewed at the Single Family Design Board and is ready to receive Preliminary Approval pending the modification approval.

Project History:

The project was originally required to get a modification for the open yard area location and that modification was granted August 1st, 2007. The modification was then deemed by the Planning Division not to be required and the project was allowed to proceed without it. Recent changes on the Municipal Code have re-defined where the open yard area can occur. Based on these changes the project now requires a modification. The previously granted modification has been deemed invalid since it was based on the previous Municipal Code.

Justification for the Modification and Benefits of the Project:

The existing residence sits at the back of the site with the usable yard area at the center of the site. This area at the center of the site is where open yard activities presently occur. The pool and large grass play area are located here. Requiring the open yard area to be behind the residence puts it in a tight and secluded area that is not as usable as the area proposed. It also puts that area close to the neighbors. Having the open yard area at the proposed location is the superior solution for everyone involved.

Benefits of the project include better privacy by having the open yard area in the center of the property screened from the neighbors by the residence. The original design of the project meets the intent of the ordinance by providing usable open yard area at the center of the site.

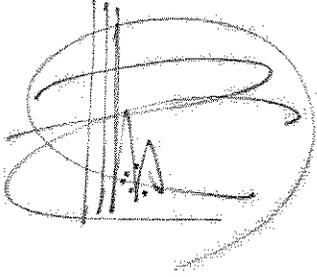
The project is consistent with purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, prevent unreasonable hardship and promote uniformity of improvement.

A previous modification was granted for the same exact request.

Thank you for your attention to this matter. If you have any questions you may reach me at 805.637.0601 or pete@east-beach.net.

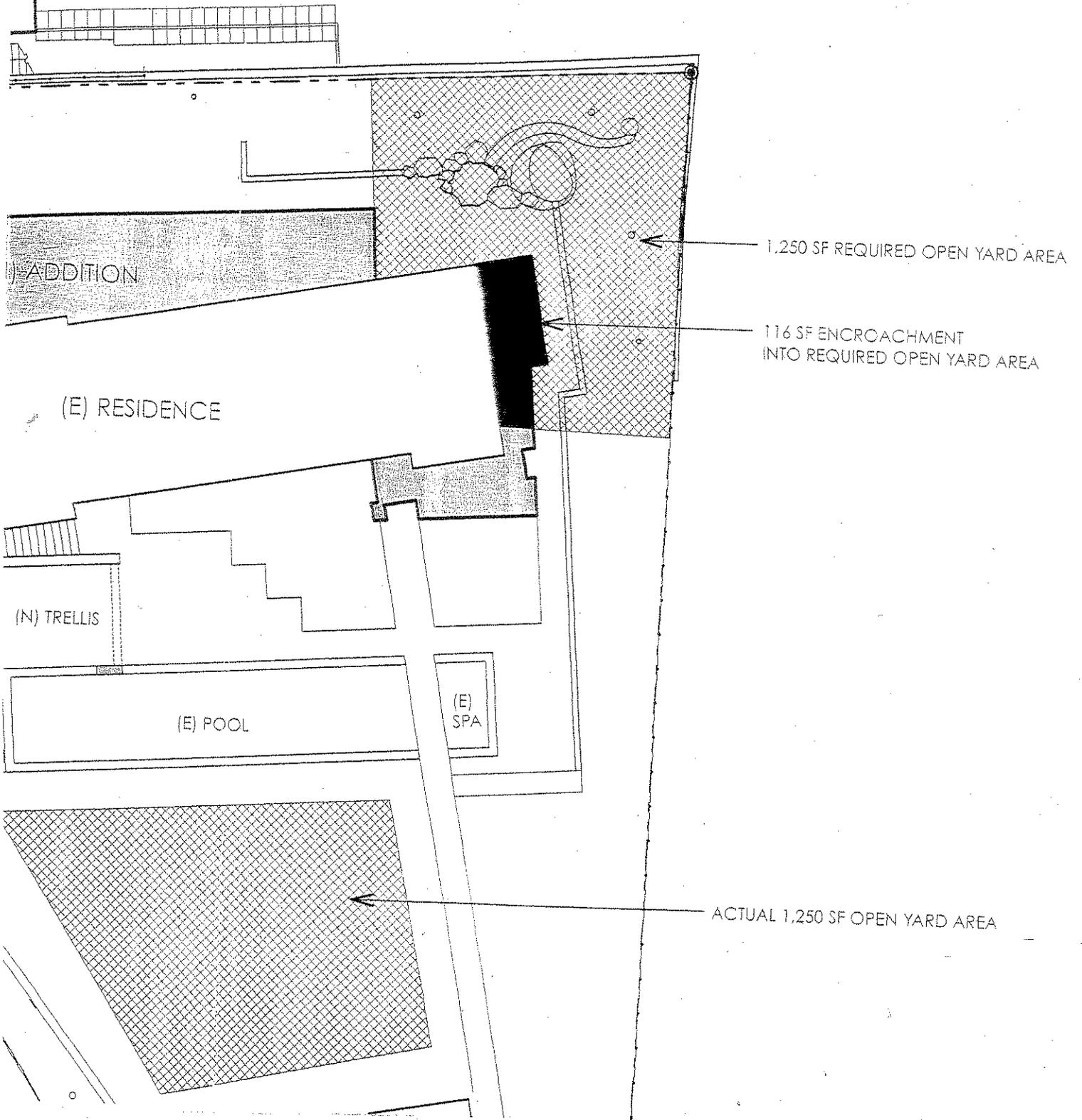
Respectfully,

EAST BEACH VENTURES,
a California corporation

A handwritten signature in black ink, appearing to read 'P.J. Ehlen', is enclosed within a large, hand-drawn oval. The signature is somewhat stylized and overlaps the oval's boundary.

By _____
Peter J. Ehlen Architect
President

Cc: Don Disraeli



**2140 MISSION RIDGE
OPEN YD REDUCTION**