



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 20, 2014  
**AGENDA DATE:** November 26, 2014  
**PROJECT ADDRESS:** 1978 Mission Ridge Road (MST2014-00184)  
**TO:** Bettie Weiss, City Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *Dyk*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 99,991 square-foot site is currently developed with a 4,396 square foot, two-story single-family residence, a detached 436 square foot two-car garage with a pool room and accessory space totaling approximately 800 square feet, a detached 165 square foot accessory building, and a pool and spa with a detached 64 square foot pool equipment building. The proposed project includes demolishing the 165 square foot accessory building, and constructing first and second floor additions totaling approximately 1,500 square feet. The proposed additions will connect the residence to the detached garage and accessory space. The proposal also includes remodeling the garage and accessory structure, resulting in: conversion of the garage into a carport, changes to the existing habitable space on the first and second-floors, new habitable space above the carport, and a 125 square foot balcony. The existing pool equipment shed is proposed to be demolished and replaced with a wall to screen the equipment. An existing pergola will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes associated grading and permitting an "as-built" driveway off of Las Tunas Road. This structure is on the City's List of Potential Historic Resources. The discretionary application required for this project is an Interior Setback Modification to allow construction of a conforming second floor addition to a non-conforming accessory building, resulting in a change to the basic exterior characteristics of a non-conforming building (SBMC §28.87.030 and SBMC § 28.92.110)

Date Application Accepted: October 20, 2014

Date Action Required: January 15, 2015

### II. RECOMMENDATION

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

**III. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Thea van Loggerenberg	Property Owner:	Nazerian Family Trust 6/13/00
Parcel Number:	019-083-001	Lot Area:	99,991 sq. ft.
General Plan:	Low Density Residential (Max. 1 du/acre)	Zoning:	A-1
Existing Use:	Single Family Residence	Topography:	18% Slope

Adjacent Land Uses:

North – Residential	East - Residential
South – Hotel (El Encanto)	West – Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	4,396 sq. ft.	+2,323 sq. ft. = 6,719 sq. ft.
Garage	436 sq. ft.	420 sq. ft Carport
Accessory Space	1035 sq. ft.	N/A.

**C. PROPOSED LOT AREA COVERAGE**

Building: 4,777 sf 5.4%    Hardscape: 10,437 sf 10.4%    Landscape: 84,757 sf 84.2%

**IV. DISCUSSION**

The proposal includes construction of a conforming second floor addition to a non-conforming accessory building, and a new two-story addition that will connect the accessory buildings to the existing residence. Both additions result in a change to the basic exterior characteristic of a non-conforming building and therefore require modification approval (SBMC §28.87.030.d.1.a.). The existing detached garage/accessory building is non-conforming to the required 15’ interior setback along the eastern property line, as it is constructed approximately 8’ from the interior property line. The proposed additions are located outside of the required 15’ interior setback, and no new openings are proposed in the setback. Staff supports the request for the Interior Setback Modification as the proposed additions are conforming to the required interior setback, no new openings are proposed in the setback, the additions are not anticipated to adversely impact the adjacent properties and because the additions are consistent with the Secretary of the Interior’s Standards for Rehabilitation of the Historic Resource (see Design Review section below).

The proposal also includes the demolition of a 165 square foot detached accessory room and unpermitted detached pool equipment building, and the construction of a screen wall for the pool equipment that will comply with the City’s requirement for wall heights. A condition has been included that requires the pool equipment to comply with the City’s noise regulations.

### Transportation Review

Transportation staff has reviewed the proposal to convert the two- car garage to a two-car carport, and found the carport design, dimensions, and maneuvering area to be supportable. In addition, Transportation staff has reviewed the secondary driveway access off of Las Tunas Road, and they support the secondary driveway due to the large size of the property, the spacing between driveways, the low volume of pedestrians and vehicles, and because the area is not on the City's sidewalk infill map.

### Design Review

The project was reviewed by the Historic Landmarks Commission (HLC) and continued indefinitely to the Staff Hearing Officer with the following comments:

1. Appreciation was expressed for the applicant's presentation with perspective drawings.
2. The proposed modification is generally aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
3. Provide a proposed landscape plan.
4. Nestle down the building height of the proposed addition into the existing building.
5. Provide photographs of the neighboring house and indicate how the proposed project may impact either residence in order to effectively mitigate any potential impacts.
6. The project lacks continuity and simplicity. There appears to be a "change of vocabulary" in architectural styles as one goes around the house. Solve the rhythm problems throughout so that the old and new tie-in together better.
7. Look into emulating masonry chimneys so that the ones proposed are more massive, less narrow and tie into the structure better. In particular, it was suggested that the perpendicular chimney be turned 90 degrees.
8. During the next presentation, indicate whether the proposal has been approached from a Structure of Merit designation perspective.
9. Look into the Secretary of the Interior's Standards for the proposed addition to appropriately emulate the existing structure.

**V. FINDINGS AND CONDITIONS**

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 proposal will allow for conforming additions to attach the existing detached structures to the dwelling, and are appropriate because they will not increase the amount of encroachment or openings in the required setback, because they are not anticipated to impact the adjacent neighbors, and because the proposed conforming additions are consistent with the Secretary of the Interior's Standards for Rehabilitation of the Historic Resource.

Said approval is subject to a condition that noise specifications shall be provided to confirm that the mechanical equipment associated with the pool shall not exceed 53 decibels at the property line, to comply with SMBC§ 9.16.025.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 13, 2014
- C. HLC Minutes dated August 13, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
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Phone: (805) 564-5470 x3320

Thea van Loggerenberg  
3001 Maple Ave. #101  
Dallas, TX 75223  
805.896.0319

November 13, 2014

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

**RECEIVED**  
NOV 13 2014  
CITY OF SANTA BARBARA  
PLANNING DIVISION

**Re: Modification Request for 1978 Mission Ridge Rd; A.P.N. 019-083-001; Land Use Zone A-1**

Dear Staff Hearing Officer:

There is an existing one-story house (4,396 NSF) located on the crest of a hilltop with sloping garden terraced down towards Mission Ridge Rd on the south and a pool terrace on the north (back) side of the house and garden terraced down towards Las Tunas Rd. on the north property line. The main residence and pool is located outside the required setback and is constructed per the plans in the City's files.

There is a detached two-story split-level garage structure (1,242 NSF) which consist of a double garage (436 SF); a pool recreation room with a bath/steam room on the first level (renovation permitted in 1992), a bedroom with on-suite bathroom located on a split level accessed from the exterior and located on the east side of the structure; and a meditation/study room on the second floor on top of the garage accessed from an exterior stair, and surrounded on three sides by an semi-covered balcony. The garage structure has been constructed per the approved plans (1926) however a portion of the building which consists of the existing bedroom and en-suite bathroom is located within the required 15 foot interior setback. One exception is the second story meditation/study room which was constructed without a City permit.

**The proposal is to construct the following:**

- A two-story addition (1,517 NSF) between the existing house and the garage structure which will connect the two existing structures and provide interior access to the existing garage structure from the house. The addition will consist of a bedroom, en-suite bathroom per floor.
- Remodel of the garage structure which will consist of:
  - Converting the (E) pool recreation room and adjacent garage bay to a 20'x20' covered carport
  - Converting the existing garage bay (south side) to a study/bedroom

**EXHIBIT B**

- Renovating the interior of the existing bedroom located within the setback to reconfigure the bathroom/bedroom/closet layout within the existing footprint, and adding a staff toilet without changing the footprint or the exterior of the building located *within the setback*.
- Adding two bedrooms with en-suite bathrooms, closet and exterior balconies on the second floor.
- An existing bedroom in the main house will be renovated into a library/study.
- Landscape changes include:
  - Adding a new exterior staircase with a terraced patio on the north side outside the kitchen and new library/study. A pergola is proposed over the patio.
  - On the east side of the house the project proposes to convert an existing fish pond back to a spa and adding a pergola over the spa.

**The Modification request includes the following:**

1. The modification requested is to allow the exterior changes to the existing non-conforming two-story garage structure which are not permitted per SBMC §28.87.030.d.1.a.
  - a. The exterior changes proposed will not impact any of the exterior features of the building located within the setback.
  - b. Proposed changes to the exterior features of the buildings outside the setback will remain sensitive and compatible with the historic details and character of the existing 1926 Soule, Murphy & Hastings design. This project is currently under review by the Historic Landmarks Commission.
  - c. The historic structures report did not find any of the existing features on the 2-story garage structure as “character defining” however we are preserving the existing details where possible, and proposing new detailing, massing and scale to comply with the existing design under guidance of historian Fermina B. Murray.

We look forward to discuss this further.

Sincerely,

Thea van Loggerenberg  
Architect

*On behalf of*

Farrokh and Sally Nazerian  
1978 Mission Ridge Rd.  
Santa Barbara, CA 93109  
805.966.4548

**HISTORIC STRUCTURES REPORT****6. 1978 MISSION RIDGE RD**

A-1 Zone

(2:10) Assessor's Parcel Number: 019-083-001  
Application Number: MST2014-00184  
Owner: Nazerian Family Trust 6/13/00  
Architect: Thea Van Loggerenberg

(Review of an Addendum to the 2007 Historic Structures/Sites Report prepared by Fermina B. Murray. The property is listed on City's List of Potential Historic Resources. The report determined that the building is eligible for listing as a City Landmark. Additionally, the building is eligible for listing in the California Register of Historical Resources. The report found the project would be consistent with the Secretary of the Interior's Standards for Rehabilitation.)

Actual time: 2:32 p.m.

Present: Fermina Murray, Historical Consultant  
Thea Van Loggerenberg, Architect  
Farrokh Nazerian, Owner

Staff comments: Michelle Bedard, Assistant Planner, stated that the Urban Historian recommended acceptance of the report. Staff agrees with the report that the project meets the Secretary of the Interior's Standards for Rehabilitation and will not have a negative impact on the resource, thereby meeting the CEQA guidelines. Since the project is concentrated in the rear portions of the property, replaces non-historically significant features, and will be set back behind the historic house so that it will not detract from the historic resource, the proposal is compatible in features, size scale, proportion and massing to the historic resource.

Public comment opened at 2:33 p.m. and, as no one wished to speak, it was closed.

**Motion: To accept the report as presented.**

Action: Orías/La Voie, 6/0/0. (Murray stepped down. Suding/Winick absent.) Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1978 MISSION RIDGE RD**

A-1 Zone

(2:20) Assessor's Parcel Number: 019-083-001  
 Application Number: MST2014-00184  
 Owner: Nazerian Family Trust 6/13/00  
 Architect: Thea Van Loggerenberg

(Proposal to demolish an existing 165 square foot, detached, one-story, accessory building, and construct a new one- and two-story addition to an existing 4,396 square foot, two-story, single-family residence. The proposed addition, comprising 588 square feet on the first floor and 539 square feet on the second floor, will connect the existing residence to the existing, detached accessory building. The proposal includes remodeling the existing, detached accessory building, to result in two covered parking spaces, to remodel existing habitable floor area on the first-story, 664 square feet of new habitable area above the garage, and a 125 square foot balcony. An existing pergola on the north side of the garage will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes 33 cubic yards of grading excavation and 29 cubic yards of fill. This project will result in a total development of 6,953 square feet and is 122% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. This structure is on the City's List of Potential Historic Resources.)

**(Comments only; project requires environmental assessment and review by the Staff Hearing Officer for requested zoning modifications.)**

Actual time: 2:39 p.m.

Present: Thea Van Loggerenberg, Architect  
 Farrokh Nazerian, Owner  
 Fermina Murray, Historical Consultant

Public comment opened at 3:00 p.m.

Kellam de Forest, local resident, suggested a better integration of the addition into the original architecture of the *Soule, Murphy and Hastings* house. He also questioned whether there was an original landscape architect.

Public comment closed at 3:01 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer with comments:**

1. Appreciation was expressed for the applicant's presentation with perspective drawings.
2. The proposed modification is generally aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
3. Provide a proposed landscape plan.
4. Nestle down the building height of the proposed addition into the existing building.
5. Provide photographs of the neighboring house and indicate how the proposed project may impact either residence in order to effectively mitigate any potential impacts.
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7. Look into emulating masonry chimneys so that the ones proposed are more massive, less narrow and tie into the structure better. In particular, it was suggested that the perpendicular chimney be turned 90 degrees.
8. During the next presentation, indicate whether the proposal has been approached from a Structure of Merit designation perspective.
9. Look into the Secretary of the Interior's Standards for the proposed addition to appropriately emulate the existing structure.

Action: Mahan/Orías, 6/0/0. (Murray stepped down. Suding/Winick absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:28 PM TO 3:38 PM \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

8. **328 W MONTECITO ST** C-2 Zone

(3:00) Assessor's Parcel Number: 037-232-012  
 Application Number: MST2014-00169  
 Owner: Moller Retail, Inc.  
 Architect: Jeff Gorrell

(Proposal to construct a new 1,247 square foot gas station and mini-mart with a fuel pump canopy and pump islands on the approximately 12,000 square foot vacant lot. Planning Commission review is requested for a Conditional Use Permit and a zoning modification to provide fewer than the required number of parking spaces.)

**(Concept review of architecture. Comments only; project requires environmental assessment and Planning Commission review for a Conditional Use Permit and requested zoning modifications. The project requires compliance with Tier 3 Storm Water Management Program (SWMP).)**

Actual time: 3:38 p.m.

Present: Jeff Gorrell, Architect  
 Keith Slocum, Applicant Representative, KS Consulting  
 Tony Boughman, Assistant Planner

Public comment opened at 3:48 p.m.

Gary Jensen, Santa Barbara County Genealogical Society (SBCGS), expressed opposition and concern with the project's proximity to the existing SBCGS Library, and the elevation mass, bulk and scale of the project affecting the Society's landscape area.

Cheryl Jensen, SBCGS, expressed opposition and concern with the proposed planters and lack of paving relief.

Sunny Bhullar, neighboring business owner, expressed concern with the canopy and food mart elevations backing out to the Santa Cruz Market.

Robert Bason, former President of SBCGS, expressed concern with the setback from the adjacent property building, and noise/traffic that are problematic for the 650 members of the Society.

Marie Sue Parsons, President of SBCGS, expressed concern with the chain link fence dividing the property, proposed trash receptacle close to the Library's garden, and fumes/noise next to the research library.