



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 30, 2015
AGENDA DATE: August 5, 2015
PROJECT ADDRESS: 1830 Mission Ridge Road (MST2015-00183)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *MS for DYK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 26,462 square foot site is currently developed with a 1,990 square foot one-story single family residence with an attached 449 square foot two-car garage. The proposed project involves a new 748 square foot one-story addition, new doors and windows, window replacements, a new front patio, removal of a portion of the driveway and removal of a pool waterslide.

The discretionary applications required for this project are:

1. Front Setback Modification to allow an addition with a new window to the residence in the required 35-foot secondary front setback facing Las Tunas Road (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an addition with a new door, new windows and alterations to the residence in the required 15-foot east interior setback (SBMC § 28.15.060 & SBMC § 28.92.110).

Date Application Accepted: June 18, 2015

Date Action Required: September 16, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the majority of the project, and deny the proposed exterior bedroom door in the required interior setback.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Lauren Deason	Property Owner:	Mihailoff Living Trust
Parcel Number:	019-083-011	Lot Area:	26,452 sq. ft.
General Plan:	Low Density Residential (Max. 1 du/acre)	Zoning:	A-1
Existing Use:	Single Family Residence	Topography:	19% slope

Adjacent Land Uses:

North – Single Family Residence
South – Single Family Residence

East - Single Family Residence
West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,990 sq. ft.	+748 sq. ft. = 2,738 sq. ft.
Garage	449 sq. ft.	No Change.

C. PROPOSED LOT AREA COVERAGE

Building: 3,340 sf 13% Hardscape: 10,684 sf 40% Landscape: 12,438 sf 47%

IV. DISCUSSION

The project was reviewed by the Single Family Design Board (SFD) on May 4, 2015 and was forwarded to the Staff Hearing Officer (SHO) with comments. The proposal includes construction of 748 square feet of new one-story additions, of which a total of approximately 46 square feet will be located in the required secondary front and the east interior setbacks.

Front Setback Modification

The property has two front setbacks, as it faces both Mission Ridge Road and Las Tunas Road. A small portion of the proposed addition with one new window is proposed to encroach 6 feet 9 inches into the required 35-foot secondary front setback facing Las Tunas Road. Staff is in support of the requested front setback modification as the property is constrained due to the two 35' front setbacks and the location of the current development on site, and because the addition and new window are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

East Interior Setback Modification

The existing dwelling on site is non-conforming to the east interior setback, as it is located 12 feet 7 inches from the east interior property line, instead of the 15 feet required. The proposal is to construct a portion of the addition, in-line with the existing residence. Also, proposed is a new door, two new windows, removal of a window and a reduction to the size of one of the windows in the interior setback. Staff is supportive of the requested addition and new windows within the required interior setback, as they are partially screened from view by existing landscaping, will result in a cohesive design to the existing dwelling, and are not anticipated to adversely impact the adjacent neighbors. However, staff is not in support of the proposed new door in the interior setback, which is required to have exterior lighting per the Uniform Building Code. Staff regularly advises applicants to eliminate or minimize new openings within required setbacks that may cause privacy, noise or light impacts on adjacent neighbors. Consistent with that direction, staff recommends the denial of the proposed exterior bedroom door within the required interior setback.

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modifications for all proposed improvements except the exterior bedroom door are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The addition to the residence with new and altered windows are appropriate improvements to a single family residence because they are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage and they will result in a cohesive design to the existing dwelling.

The Staff Hearing Officer finds the requested Interior Setback Modification for the exterior bedroom door is not consistent with the purposes and intent of the Zoning Ordinance, and is not necessary to secure an appropriate improvement on the lot.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 18, 2015
- C. SFDB Minutes dated May 4, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320

SHERRY AND ASSOCIATES, ARCHITECTS
535 SANTA BARBARA STREET
SANTA BARBARA, CA 93101
(805) 963-0986

DATE: June 18, 2015

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

RECEIVED
JUN 18 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

FROM: Dawn Sherry and Lauren Deason
Sherry and Associates, Architects
535 Santa Barbara St.,
Santa Barbara, CA 93101
(805) 963-0986
dawn@dawnsherry.com / lauren@dawnsherry.com

RE: Modification Request for 1830 Mission Ridge Road;
APN 019-083-011; A-1

Dear Staff Hearing Officer,

There is an existing 1,990 SF single family residence with a 449 SF attached two-car garage and a pool on the property located at 1830 Mission Ridge Rd. The house and garage currently encroach into the interior setback(s). The structure encroaches 3'-11" into the interior setback on the East and 4'-2" into the interior setback on the West. The residence, attached garage and pool have permits according to the City building files. The proposal is to build a 748 SF addition at the rear of the structure on the North and East sides of the property. The addition will include (2) bedrooms, (1) full bath and a laundry room.

The modifications requested are as follows:

1. A modification to the interior setback on the East is requested to allow the proposed addition to keep in-line with the existing structure without major

EXHIBIT B

structural changes to the existing roof or disrupting the Architecture. The proposed addition will encroach 2'-3" into the setback.

2. A second modification to the front setback on the North is requested to allow the addition to be located at the rear of the structure with minimal impact to the structural system and Architecture of the existing structure. The location of the existing pool presents a site constraint that eliminates other potential areas of addition. The proposed addition will encroach 6'-9" into the setback at it's farthest point.

The addition in the location proposed not only secures an appropriate improvement, it is the only logical location for an addition taking into consideration the existing floor plan configuration. Additionally, it is located in the portion of the site that will have minimal visibility impacts. A two-story addition that would not encroach into those setbacks would potentially block neighboring views. We are choosing a diminutive one-story addition to preserve the mass, bulk and scale of the mid-century modern style. A total of 46 SF of new floor area is proposed to encroach into the existing setbacks.

Thank you for your consideration of this modification request and please feel free to call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lauren Deason', written in a cursive style.

Lauren Deason

NEW ITEM: PUBLIC HEARING**D. 1830 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-011
Application Number: MST2015-00183
Owner: Mihailoff Living Trust
Architect: Dawn Sherry

(Proposal for a 748 square foot, one-story addition to the rear of an existing 1,990 square foot, one-story single-family residence with an attached 449 square foot, two-car garage. The project includes door and window replacements, removal of selected areas of wood siding, a new front patio, and removal of a portion of the driveway and a pool waterslide. The proposed total of 3,187 square feet on a 26,462 square foot lot in the Hillside Design District is 67% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for additions and alterations in the front and interior setbacks.)

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

Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The requested modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) Provide a conceptual landscape plan.
- 3) Provide a lighting plan.
- 4) Provide a color and materials board.
- 5) Provide details of window types.

EXHIBIT C