



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 3, 2019  
**AGENDA DATE:** October 9, 2019  
**PROJECT ADDRESS:** 1040 Mission Ridge Road (PLN2019-00198)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Danny Kato, Senior Planner II  
Ellen Kokinda, Planning Analyst *EBK*

### I. PROJECT DESCRIPTION

The 17,695 square-foot site is currently developed with an existing split-level, single family dwelling and attached two-car garage. The proposed project involves an interior remodel and residential additions, including the conversion of a portion of the existing garage to habitable space, a terrace addition, and an addition to the existing garage to maintain the minimum required two covered parking spaces. The proposal also includes permitting the "as-built" location of the residence.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow improvements, including the proposed garage, bedroom, and "as-built" portions of the existing house to encroach into the required 35' front setback (SBMC §30.20.030.A and §30.250.030).

**Application Deemed Complete: August 28, 2019**

**Date Action Required: November 26, 2019**

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section VI of this report.

**III. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Susette Naylor	Property Owner:	Richard Chiles and Marita Hawryluk
Parcel Number:	019-111-012	Lot Area:	17,695 sq. ft.
General Plan:	Low Density Residential Max 1 du/acre	Zoning:	RS-1A
Existing Use:	Single Family Residential	Topography:	18.2%

Adjacent Land Uses:

North:	RS-1A; Residential
East:	RS-1A; Residential
South:	RS-1A; Residential
West:	RS-1A; Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,913 sq. ft. (net)	2,210 sq. ft. (net)
Garage	445 sq. ft. (net)	407 sq. ft. (net)
Accessory Area	N/A	N/A

**C. PROPOSED LOT AREA COVERAGE**

Building	2,056 sq. ft. (12%)
Hardscape	2,661 sq. ft. (15%)
Landscape	12,978 sq. ft. (73%)

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/Allowance</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks			
- Front	35 feet	24 feet	21 feet
- Interior	15 feet	24 feet	18 feet
- Rear	15 feet	21 feet	No Change
Parking	2 covered	2 covered	No Change
Open Yard	1,250 sq. ft.	1,250 sq. ft.	No Change

## **V. DISCUSSION**

### Background

The residence was originally permitted in 1975. However, the residence was not built in the approved footprint per City archives. It was built closer to the southern Mission Ridge Road front lot line, and encroaches into the front setback; therefore, this application also includes the permitting of the “as-built” location of the residence in order to address the discrepancy.

### Front Setback Modification

The project consists of two small additions to the garage and a second bedroom and bathroom that are proposed to encroach into the southern Mission Ridge Road front setback.

Staff is supportive of the proposed project as the design allows for a modest residential addition, observing topography and minimizing site grading. The site is constrained with two front setbacks, and a large public-right-of-way that reduce the amount of allowable area to propose a new addition. The proposed garage addition encroaches 14 feet into the required 35-foot front setback. However, given the large area of the public right-of-way, the visual appearance of the proposed addition will be much smaller because the when standing at the edge of the existing road there is an approximate 60-foot difference. Therefore, there the proposed addition is an insignificant change from the street.

### Zoning and Building Violations

A 2017 off-site Zoning Information Report (ZIR2017-00428) identified that a gravel driveway was added to the site without the required permit. However, on a recent site visit, staff confirmed that the driveway material is asphalt. All violations identified in ZIR2017-00428 will be abated under this permit.

### Design Review

The project received comments from the Single Family Design Board (SFDB) on June 24, 2019. The Board noted that the proposed modification does not pose any consistency issues with the SFDB guidelines, and the style is consistent with the size, bulk, and scale of the existing residence. Due to the unusual configuration of the property lot, the proposed modification is aesthetically acceptable and appropriate. Additional design details were requested for the next SFDB hearing.

## **VI. FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to prevent an unreasonable hardship because the site is constrained by two 35’ front setbacks that make it difficult to propose a conforming option. In addition, the proposed location for the additions and the “as-built” residence maximizes the useable space to build, therefore, reducing the need for excessive grading. Finally, the proposed additions and the “as-built” construction within the front setback are located approximately 60 feet from the existing street, therefore, no significant impacts are anticipated from the street.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 29, 2019
- C. SFDB Minutes date June 24, 2019

Contact/Case Planner: Ellen Kokinda, Planning Analyst  
(EKokinda@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x4559