



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 11, 2015

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Appeal Of Single Family Design Board Final Approval For Additions To A Residence At 1912 Mission Ridge Road

### **RECOMMENDATION:**

That Council deny the appeal of Trevor Martinson, agent for adjacent neighbors Rinaldo and Lalla Brutoco, and uphold the Single Family Design Board decision to grant Final Approval for additions to an existing single-family residence.

### **DISCUSSION:**

On June 25, 2015, an appeal was filed by Trevor Martinson, agent for the adjacent neighbors (Brutoco), of the Single Family Design Board (SFDB) Final Approval of June 15, 2015 (Attachment 1, Appellant's letter). The subject property is a 25,091 square-foot flag lot in the Hillside Design District, owned by Craig Morrison, and zoned A-1 (single family residential). The project proposes a 22 square-foot first-floor addition and 530 square-foot second-floor addition to an existing 2,146 square-foot, one-story residence with an attached 658 square foot garage. The proposal includes one new uncovered parking space, a 194 square-foot covered entry patio, a 158 square-foot second-story deck, a raised pool and surrounding deck, and interior remodel work (Attachment 2 – Project Plans). It also includes permitting an "as-built" air conditioning condenser unit, relocation of the pool equipment enclosure, and a new driveway and pedestrian gate. The proposed total of 3,251 square feet on a 25,091 square foot lot in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR).

### Background

The current appeal is the second appeal of this project. The new appeal raises several issues different from the first appeal, involving concerns with an alleged inadequacy of grading plans, incomplete drainage design details and potential building code compliance issues with the proposed design.

Previously, on March 10, 2015, Council denied an appeal filed by several neighbors (which included the Brutocos) of the SFDB decision to grant Project Design Approval. At

the public hearing, Council discussed the appellants' assertions regarding "unacceptable privacy and view impacts" that might result if the project's second floor addition was constructed, and agreed that the design could be improved. Council asked that some minor changes be made to windows and the second floor balcony design to increase privacy between neighbors. Council voted 6/1 to deny the appeal and uphold the SFDB Project Design Approval, and determined that the proposed second-story project was compatible with the neighborhood, would not substantially block private views and found the project consistent with the Neighborhood Preservation Ordinance (NPO) Findings and Good Neighbor Guidelines (Attachment 3 – Council Resolution).

#### Council Direction and SFDB Review

Council's decision to uphold the SFDB's Project Design Approval was subject to conditions involving minor design changes to increase privacy levels between properties. The project was subsequently revised to address Council's direction and returned to the SFDB for Final Approval on June 15, 2015.

The standard of review for the SFDB on Final Approval is whether the revised project is consistent with the City Council's conditional approval of the Project Design. The SFDB reviewed the redesign of the project and agreed that the new design of the windows on the north elevation, at the master bedroom, met the Board's guidelines for privacy. The Board acknowledged the architect's efforts to raise the sill of the windows to five feet to ensure the privacy of the neighbors. The Board also re-evaluated the design of the balcony on the west elevation, and confirmed that the final design with fixed planters will prevent occupants from stepping onto the balcony and that the design will ensure privacy for the neighborhood (Attachment 4 – SFDB minutes).

#### Other Issues Raised on Appeal

##### **Building Code Compliance Check**

The appellant raises two issues in this appeal that were not raised in the first Council appeal regarding Project Design Approval. The appellant claims that a foundation detail shown on the project plans is not adequately designed to support the two-story project. This is an issue that is more appropriately raised during the building permit process, not design review. The Building and Safety Division is primarily responsible for ensuring that proposed constructions plans are feasible and meet all building and structural codes. In most cases, licensed design professionals must verify existing site and building conditions, and submit structural calculations and sufficient plan details to properly demonstrate how the new improvements can be constructed and meet building codes. Building plan check staff may conduct site visits to look into any allegations of misrepresentation of a property's existing site conditions. Ultimately, the existing structure and the site's physical conditions must be accurately represented and match what is on the construction plans in order for the structure to pass field inspections. If a change in the structural detail significantly alters

the proposed design of the project, the project may need to return to the SFDB for review after final. Otherwise, this level of detailed building code review is outside the purview of the SFDB.

### **Drainage**

The appellant expresses concern about incomplete drainage information provided to the SFDB and adequacy of the drainage plans. Design review staff implements the SFDB submittal requirements based on the nature and scope of the application. In the case of 1912 Mission Ridge Road, the application consisted of a second story addition above an existing garage, a new covered porch entry addition, and a revised pool design within the existing pool footprint. The application before the SFDB did not propose to change the footprint of development. In a context such as this, it is common for staff not to require an applicant to submit a full site topography plan because the land form is not being altered in a significant way. That being said, the SFDB may require the submission of the information if the Board feels it is needed in order to inform their decision. This issue was raised before the SFDB and the Board did not request additional information.

Staff agrees that the project has not yet demonstrated full compliance with the City's SWMP Tier 2 level requirement. However, these final drainage design details and storm water treatment system details are typically addressed through the building permit plan check process.

### **CONCLUSION:**

The SFDB determined the project was consistent with Council's previous direction, compatible with the neighborhood, and indicated the project complied with the Good Neighbor Policies. The City Council's standard of review on an appeal of a decision of the SFDB on Final Approval is the same as the SFDB, is the final design consistent with Council's conditional approval of the Project Design. Planning staff is of the opinion that the final design is in substantial conformance with the project previously reviewed by Council.

Furthermore, the other issues raised by this appeal are related to building code and plan check compliance and are not within the purview of the SFDB. These issues should be directed to the Building and Safety Division staff for resolution, not the City Council.

### **RECOMMENDATION:**

Staff recommends that Council deny the appeal and uphold the Single Family Design Board's decision to grant Final Approval finding that the final design is consistent with the Project Design Approval as conditionally approved by the City Council on March 10, 2015.

**NOTE:** The project file and plans were delivered separately to City Council for review and are available for public review at the City Clerk's office.

**ATTACHMENTS:**

1. Appellant's letter, dated June 25, 2015
2. Reduced building elevations and balcony details
3. Council Resolution No.15-018
4. SFDB Minutes, dated June15, 2015

**PREPARED BY:** Jaime Limón, Senior Planner II

**SUBMITTED BY:** George Buell, Community Development Director

**APPROVED BY:** City Administrator's Office

RECEIVED

2015 JUN 25 PM 12:45

CITY OF SANTA BARBARA  
CITY CLERK'S OFFICE



1849 Mission Ridge  
Santa Barbara  
California 93103  
(805) 965-2385  
(FAX) 965-5457

25 June 2015

City Clerk  
The Mayor and City Council  
City of Santa Barbara  
De La Guerra Plaza  
P. O. Box 1990  
Santa Barbara, CA. 93102-1990

**Re:** 1912 Mission Ridge Road  
Single Family Design Board (SFDB)  
Final Approval MST2014-00585 on Monday,  
15 June 2015 Item 6.

**Subject:** Filing of Appeal SBMC §1.30.050  
and SBMC §22.69.080 A

Mayor Schneider and Council members:

I am appealing the City SFDB decision referenced above on behalf of Mr. and Mrs. Rinaldo Brutoco and the immediate Riviera Neighborhood, on the grounds that the Final Approval exceeds and violates the Project Design Approval previously given.

### **Background Information & Reasons for the Appeal**

In 1963 the City permitted this home and garage, located at 1912 Mission Ridge Road, on 18 February 1963 to Owner/Builder, William Nels, General Contractor's License 211379. The City Building Application and Permit is enclosed as (**Attachment "1-A"**) which also had on the back side of this permit, three (3) additional requirements noted by the Public Works Department which is shown on (**Attachment "1-B"**) Please take note of item number two (2) Drainage Provisions which states; **"All run-off to be conducted on driveway to Mission Ridge Road surface."** As we know now, Storm Water Management Program Compliance is a part of the Single Family Design Board General Design Guidelines. How did the original builder

25 June 2015

City Clerk  
The Mayor and City Council  
Page 2

get away with not providing the required Drainage Provisions on his permit and avoid being caught by the City Building and Public Works Inspectors? As noted in my previous comments to the City, Mr. Nels, the original owner/builder was a very frugal person and never spent money if he could somehow avoid it! Cleverly, he put a new fence and masonry wall on his property located just before his new dirt-building pad went down the hill toward the neighboring property and established it as his southerly property line. Obviously, this ploy worked well and everyone bought into this for over fifty years until a surveyor proved it wrong! Every property owner buying in at 1900 and 1915 Mission Ridge Road over the years thought this was their property division line and the Zoning Information Reports never caught it!

Clearly, two issues arise from this dilemma, one is the downhill property owner at 1900 Mission Ridge Road appears to have the necessary elements for a Prescriptive Easement and could potentially take away and own this divided parcel for their own use. This would, of course, significantly reduce the lot area available to this proposed project and elevate the Floor to Area Requirements (FAR) to a very high level. Issue two: if the downhill neighbor passes on the easement issue, the uphill neighbor Morrison, the applicant, will still have to provide a significant retaining wall and storm water diversion at the property line to their paved driveway. The original City permit requirements and California State Law require this action. This is not optional under Santa Barbara ordinances.

The final review plans submittal by the Architect, Jeff Shelton, were inaccurate and incomplete as follows:

1. The Drainage Plan, shown on Sheet A1.5 is incomplete. It does not show the existing grade contour line elevations or the downhill drainage pattern from the noted existing fence and Concrete Masonry Wall (CMU)

25 June 2015

City Clerk  
The Mayor and City Council  
Page 3

1. cont.

to the downhill neighbor's property at 1900 Mission Ridge Road. As it relates to this first point, Mr. Brutoco testified at the SFDB hearing hereby being appealed that a "Required" submission for initial "Concept Review" pursuant to the SFDB's published "Submittal Checklist" *includes* a "site topography, conceptual grading & retaining walls...."

Mr. Brutuco then went to testify that no accurate contour map showing the actual slope of the lot in question had ever been filed at the Concept Review stage nor had one been put forth as of the "Final & Consent" stage now being appealed. This failure by the SFDB to require the accurate site topography, he testified, in summary fashion constituted a *per se* violation, of the SFDB's own published rules. Failure to follow those rules and giving Final Approval to this project would thereby constitute a Due Process violation of all affected parties as there was no final lawful, complete submission of the required documentation thereby invalidating any action taken by the SFDB in violation of its own published rules. The Council should note that "Project Design Approval" requires all the documentation that was required in the Concept Review stage to be present at the Project Design Approval stage with additional materials to be submitted. In a similar fashion Final & Consent requires all the documentation from the two prior phases plus additional materials. Mr. Brutuco correctly pointed out that a failure to supply the accurate site topography (which would have shown the subject property's real contours) at the outset was a continuing invalidating condition thereby making it impossible to render a Final & Consent decision. A review of the record will reveal that the Chair did not address this point in proceeding to call for a Final & Consent vote, which is what gives rise to the Due Process violation as a basis for this appeal.

25 June 2015

City Clerk  
The Mayor and City Council  
Page 4

2. The existing foundation detail shown on Sheet A2.2 Crawl Space Plan **(Attachment "2")** is not believable and must be corrected by the SFDB. My letter of 15 June 2015 to the SFDB focused on this incorrect detail and the SFDB chair, Fred Sweeney, brushed it off as a Building Department issue. This is a two-story detail and does not exist on this site or the existing building and cannot be used as a ploy or excuse for support of the proposed project. Additional Section Details on Sheets A3.2, A3.3, A3.4 and A3.5 do not show the existing exterior foundation details used by the original builder. Enclosed are copies of the Uniform Building Code Dwelling House Construction details used in the 1960-70's era as **(Attachment "3")** and **(Attachment "4")** No two-story, or for that matter, a single story building can structurally support the proposed heavy two piece Mexican tile roof on the existing 1960 era footings and wood stud framing being proposed to the SFDB. This erroneously approved project by the SFDB cannot be allowed to continue through the design process any further and must be corrected and sent back for further review!

Mr. Brutuco also commented, with regard to the second issue above, regarding the existing foundations, said: It appears *highly likely* that the proposed structure will not survive a Building Department inspection. He requested that inspection to occur at the SFDB hearing and was told that it was not the concern of the SFDB. That is, at best, a very cavalier response. If, as in this case, it appears that a structure may get all the way to Building Department review and then be rejected is a very good reason to withhold final approval until the Building Department can provide its findings thereby saving the SFDB and this Council the necessity of a prolonged process that will, at the end, fail to be approved and, of course, constructed. What is the rush here? Does anyone doubt

25 June 2015

City Clerk  
The Mayor and City Council  
Page 5

2. cont.

the evidence I already produced, and does it not leave the highly likely conclusion that the subject footings are inadequate for a single story structure with a heavy tile roof let alone an addition of a second story?

In closing, it's my feeling and my clients, along with their neighbors, that an error in judgment has occurred by City Staff and the SFDB by ignoring the facts presented in the meetings held and that we all agree with the single member of the SFDB, who at the last meeting, felt that the SFDB did not adequately apply the Design Guidelines and Good Neighbor Guideline & Tips to this project for the neighbors and voted no on the motion for approval by the SFDB.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'T. Martinson', with a large, stylized initial 'T' that loops around the start of the name.

Trevor J. Martinson  
Architect, Planner & Forensic

Attachments:

**1-A, 1-B, 2, 3 and 4**

XC: Mr. & Mrs. Brutoco  
The Riviera Association



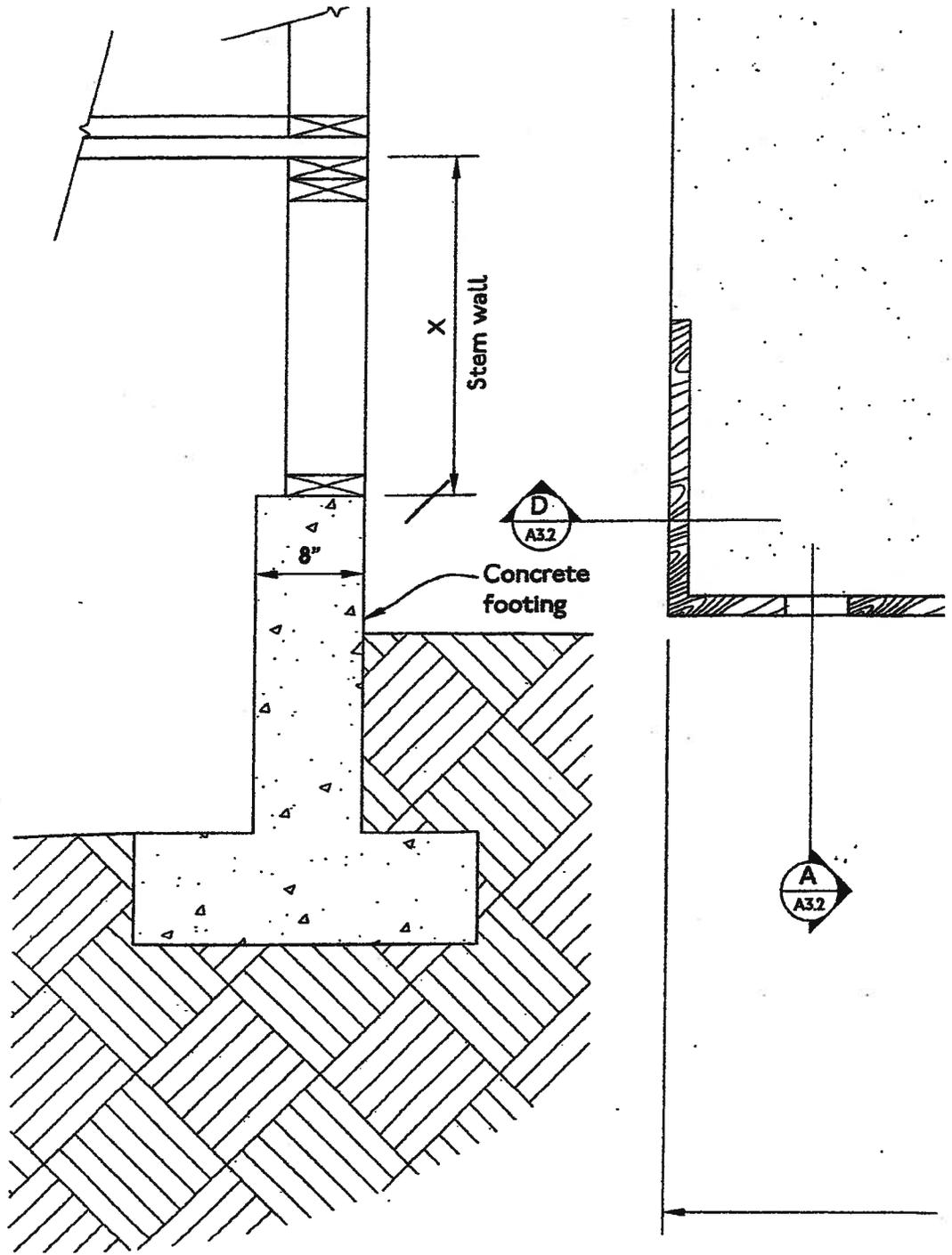
PERMIT REQUIREMENT REPORT			
SUBDIVISION PLAN			
ITEM	PERMIT NO.	YES	DISAPPROVED
CITY SEWER COLLECTION			
DRIVEWAY GRADE AT R/W LINE	① <u>na</u>	2/8	
DRAINAGE PROVISIONS	② <u>na</u>	2/8	
SUBDIVISION REQUIREMENTS	ok <u>na</u>	2/8	Koefod Lot Split Recorded 2-1-63 BK A PG 96

Sewer in Runnin Rd. Rd. Map No. 15

- ① Subject to driveway grade at R being constructed to 1/4" to 1" above top of curb.
- ② All run-off to be conducted on driveway to Mission Ridge Road surface.
- ③ Subject to re-location of existing sewer serving existing house above subject property -

**Attachment "1-B"**

TJMItrCCApp25June2015



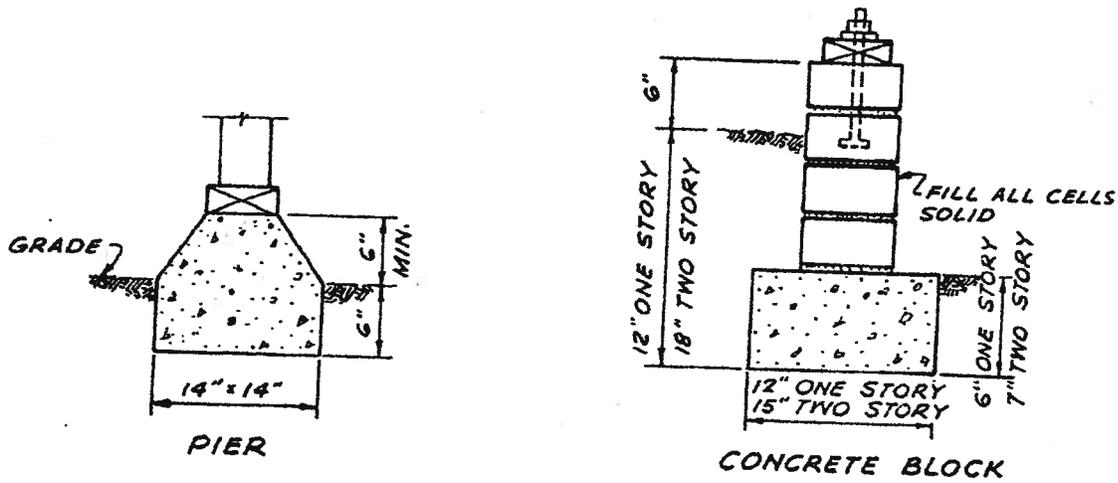
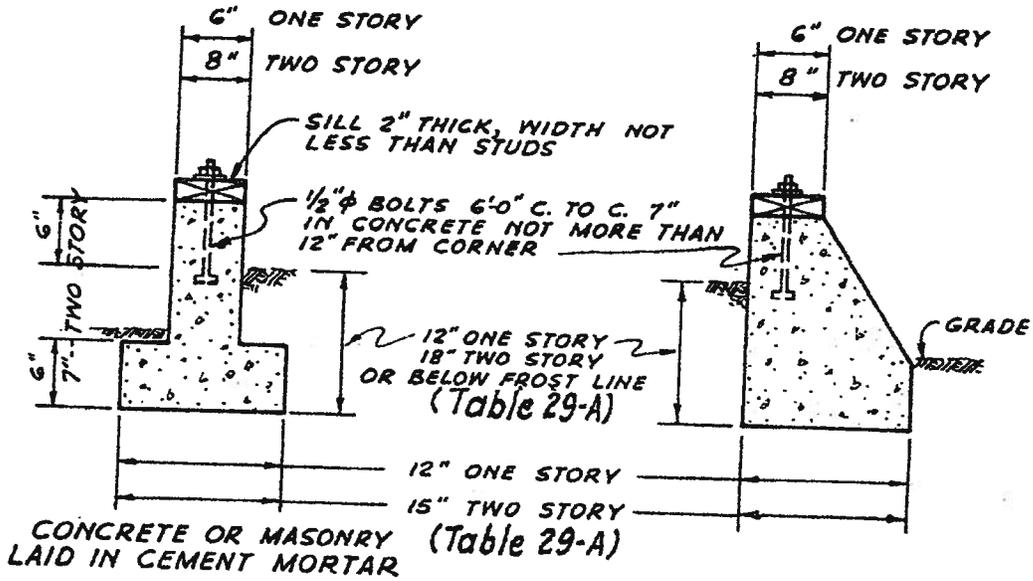
**2 (E) STEM-WALL HEIGHT**

1/4"=1'-0"

UNDER FLOOR V

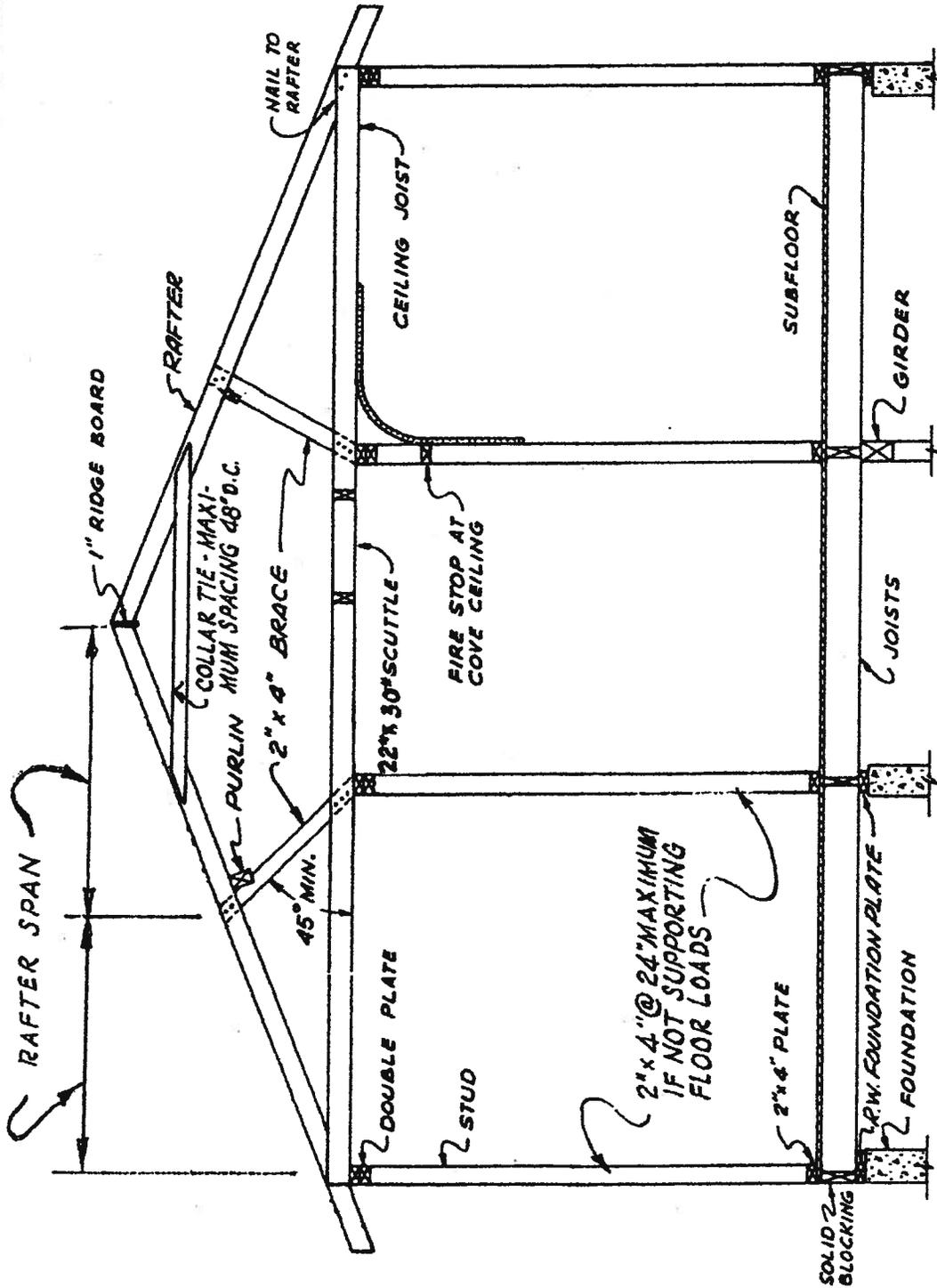
**Attachment "2"**

TJMItrCCApp25June2015



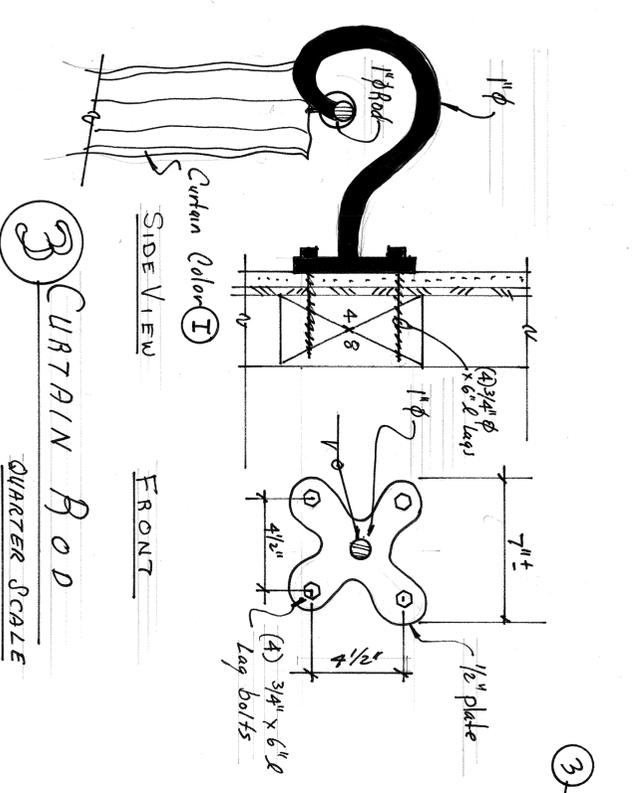
ALL FOUNDATIONS TO EXTEND INTO NATURAL UNDISTURBED GROUND BELOW FROST LINE.

FOUNDATIONS

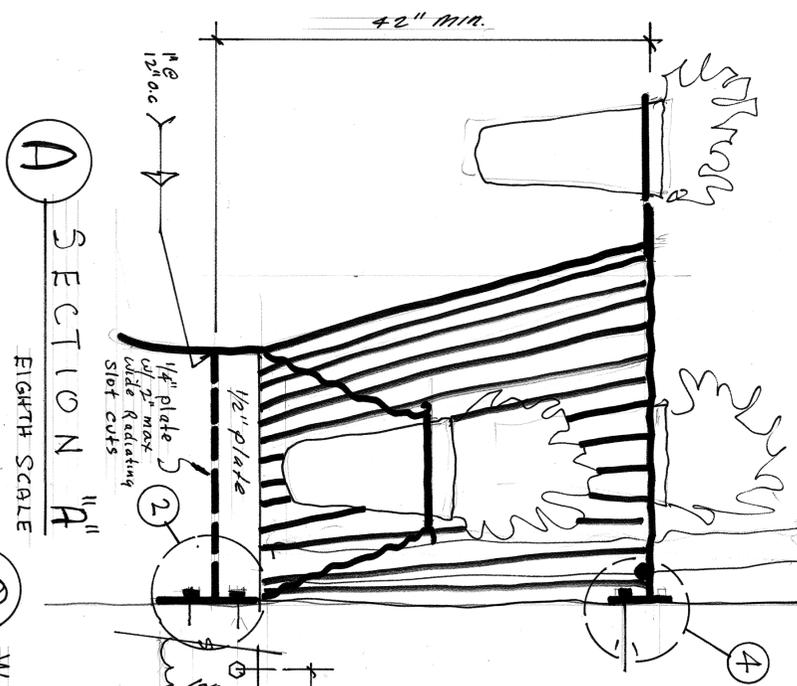


Attachment "4"

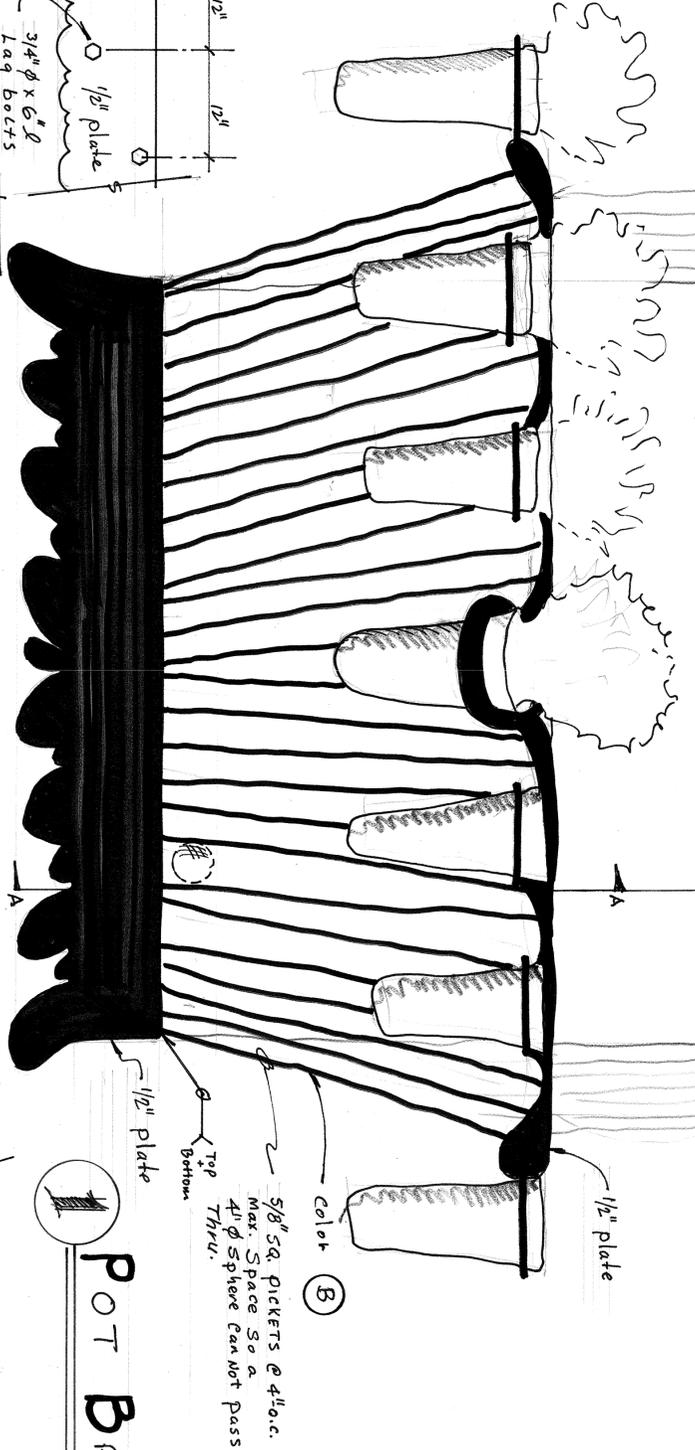




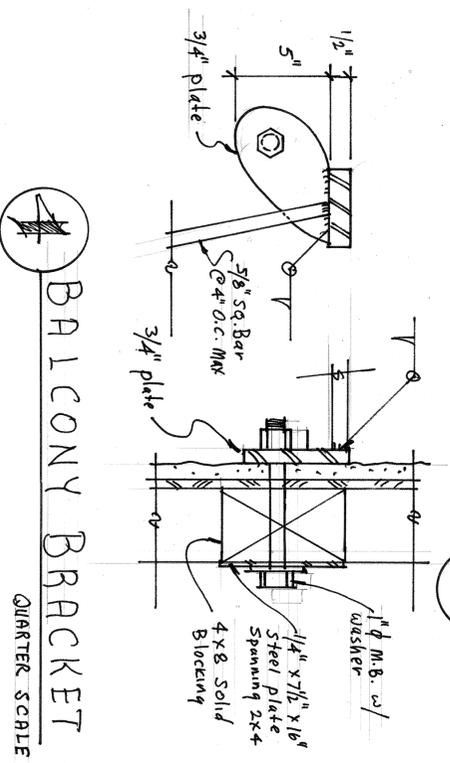
IRONWORK  
COLOR B



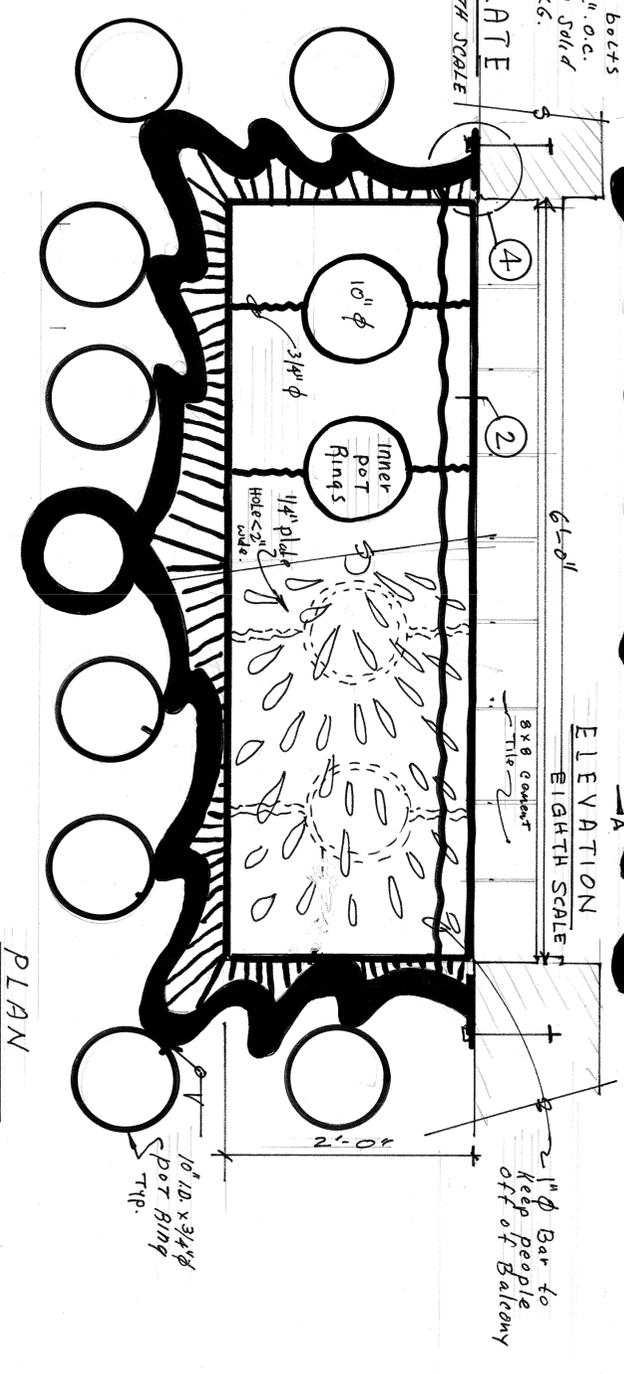
**2 WALL PLATE**  
EIGHTH SCALE



**ELEVATION**  
EIGHTH SCALE



**BALCONY BRACKET**  
QUARTER SCALE



**PLAN**  
EIGHTH SCALE



519 FIG AVENUE  
SANTA BARBARA  
CALIFORNIA  
93101  
(805) 965-8812  
JEFF@JEFFSHELTONARCHITECT.COM

ISSUED	DATE

Proposed  
Remodel and Addition  
for  
**Jane & Craig Morrison**  
1912 Mission Ridge Road  
Santa Barbara, CA 93105

**IRONWORK**

**A7.0**



## RESOLUTION NO. 15-018

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SANTA BARBARA DENYING THE APPEAL AND  
UPHOLDING THE DECISION OF THE SINGLE FAMILY  
DESIGN BOARD GRANTING PROJECT DESIGN  
APPROVAL FOR ADDITIONS TO THE RESIDENCE AT  
1912 MISSION RIDGE ROAD

WHEREAS, Craig and Jane Morrison, owners of 1912 Mission Ridge Road, have applied for design review approval of a proposal for a 22 square foot first-floor addition and a 530 square foot second floor addition to an existing 2,146 square foot one-story single-family residence with an attached 658 square foot garage within the City of Santa Barbara. (MST 2014-00585) The proposal includes one new uncovered parking space, a 194 square foot covered patio at the entry, a 158 square foot second-story deck, a raised pool and surrounding deck, and interior remodel work. Also included in the project are an "as-built" approval of an installed air conditioner condenser unit, relocation of the pool equipment enclosure, and a new driveway and pedestrian gate. The proposed project would result in a project of a total of 3,251 square feet of development on a 25,091 square foot lot in the Hillside Design District. The project is 69% of the City's maximum floor to lot area (FAR) guideline;

WHEREAS, the SFDB (SFDB) conducted its initial concept review of the project on December 15, 2014 at which time the SFDB voted unanimously to continue the project indefinitely, making the following comments:

1. The SFDB supports the style and quality of architecture.
2. The SFDB finds the second story acceptable.
3. Erect standard level story poles;

WHEREAS, on January 26, 2015, the SFDB conducted a site visit to 1912 Mission Ridge Road to observe the site with the story poles depicting the proposed ridgelines of the remodeled residence and the proposed addition over the garage;

WHEREAS, on January 26, 2015, following the site visit, the project was presented to the SFDB for consideration of Project Design Approval. The SFDB voted 5-1 (Pierce Opposed) to grant Project Design Approval, finding that the Neighborhood Preservation Ordinance criteria were met with the following comments:

1. Study removing the bathroom window or utilizing frosted materials (on the northern elevation).
2. Remove the balcony on the west elevation above the garage.

3. The size, bulk, and scale are consistent and compatible to the neighborhood, the quality of architecture and materials are superior, and the project complies with the Good Neighbor Guidelines.

Board member Pierce's opposition to the motion granting Project Design Approval was due to the second condition of the motion that requires removal of the balcony on the west elevation above the garage. Board member Pierce felt that the balcony was an acceptable element of the proposal and disagreed with the condition of approval that required the removal of the balcony;

WHEREAS, on February 4, 2015, Susan Basham from the law firm of Price, Postel and Parma, attorney for Roger and Stefanie Bacon and Rinaldo and Lalla Brutoco to the project, timely filed an appeal regarding the SFDB decision to grant Project Design Approval. Ms. Basham's appeal enumerated three grounds for the appeal:

1. The SFDB abused its discretion when it voted to affirm the Neighborhood Preservation Ordinance Compatibility Finding given the size and bulk of the second story addition.

2. The SFDB abused its discretion when it voted to affirm the Neighborhood Preservation Ordinance Good Neighbor Guidelines Finding given the allegation that the second story addition and deck will result in direct window to window views of the Appellants' residences and sight lines into their private yard and pool areas.

3. The project fails to comply with Single Family Residence Design Guidelines' Good Neighbor Tips for private views. The appeal argues that the height and scale of the proposed second story addition causes the loss of "a substantial portion of the existing city and ocean views from the entire first floor and yard area" [of the Bacons' residence at 1901 East Las Tunas Road];

WHEREAS, on March 9, 2015, the City Council conducted a duly noticed site visit during which it inquired into the physical aspects of the issues presented on appeal, including the site planning; the height of the proposed roof forms of the remodeled residence; the location, size and materials of the proposed windows and their potential impacts on the privacy of neighboring properties; and the location and use of proposed balconies on the southern and western elevations;

WHEREAS, on March 10, 2015, the City Council conducted a duly noticed public hearing on the appeal. The project design presented to the City Council on appeal was the project design approved by the SFDB on January 26, 2015; however, the applicants asked the City Council to consider allowing the balcony on the western elevation to remain. The applicants expressed a willingness to design the balcony so it would merely serve as an architectural element and would not allow persons to stand outside the second story addition on the western elevation. The appeal hearing included the following evidence relied upon by the Council:

1. A detailed written report and staff presentation, including a City staff report discussing the appeal issues, and a PowerPoint presentation on the appeal issues – both of which are incorporated by reference into this Resolution (along with the entire record of proceedings).

2. A presentation by Susan Basham, including PowerPoint presentations by her clients Rinaldo Brutoco and Roger Bacon detailing the grounds of the appeal, which are part of the record in this case and were fully considered by the City Council in making its decision on this appeal.

3. A PowerPoint presentation by the Morrisons' architect, Jeff Shelton, which is part of the record in this case and was fully considered by the City Council in making its decision on this appeal. In addition, Mr. Shelton prepared a scale model of the proposed project which was present for viewing at the City Council site visit and appeal hearing.

4. Public comments from the chair of the SFDB detailing the Board's perspective on the Project design and the appeal issues.

5. Public comment from members of public all of whom spoke in opposition to the project; and

WHEREAS, after consideration of all of the evidence presented (both written and oral), as well as the public testimony received, and after deliberation by the Council members, the City Council voted 6-1 (Mayor Schneider dissenting) to direct the preparation of written findings which, consistent with the oral findings made by Council, would deny the appeal of the Project and to uphold the decision of the SFDB to grant Project Design Approval.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated into these findings.

SECTION 2. All written, graphic and oral materials and information submitted to the SFDB and the City Council by City staff, the public and the parties are hereby accepted as part of the record of proceedings. The facts and findings in the March 10, 2015 Council Agenda Report are incorporated into this Resolution and determined to be true.

SECTION 3. With respect to alleged incompatibility of the project with its neighborhood, using the criteria set forth in Evidence Code section 780, and in particular subsection (f), the Council finds that the appellants and the public comment were not credible.

SECTION 4. The Council carefully reviewed the evidence it obtained during the site visit and public hearing and finds and determines as follows:

A. Neighborhood Preservation Findings. The Council makes the following findings pursuant to the Neighborhood Preservation Ordinance, Santa Barbara Municipal Code section 22.69.050 A. 1-7:

**Consistency and Appearance.** The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood by proposing an upgraded architectural style when compared to the design of the existing residence.

**Compatibility.** The proposed single family residence is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. At approximately 69% of the maximum guideline FAR, the size of the proposed residence is within the city's adopted FAR guidelines. The proposed high-quality materials are appropriate for the neighborhood. The fact that finished height the proposed residence is less than the allowed building height within the zone and the fact that the applicants have proposed the second story addition over the garage, which has a lower existing height than the rest of the existing residence, factored significantly in the Council's decision.

**Quality Architecture and Materials.** The proposed building is designed with quality architectural details and quality materials. The City Council found the proposed restyling of the architecture from the present 1960's tract house style to a Mediterranean design to be a positive benefit to the aesthetics of the property individually and the neighborhood as a whole.

**Trees.** The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.

**Health, Safety, and Welfare.** The public health, safety, and welfare are appropriately protected and preserved in that the neighborhood will be enhanced in value and design by the proposed additions.

**Good Neighbor Guidelines.** The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.

The City Council found the arguments of appellants Rinaldo and Lalla Brutoco regarding privacy impacts of the second story addition and deck to be unpersuasive. The City Council found that the existing guesthouse adjacent to the pool on the Brutoco property will shield most of the pool area from the view of the second story additions proposed on 1912 Mission Ridge Road. The City Council further discounted the impact of the proposed addition on the privacy of the Brutocos' master bedroom and bathroom due to the distance (estimated variously by Councilmembers to be 50 to 100 feet) between the proposed addition and the bedroom and bathroom windows.

Regarding the Bacons' residence at 1901 East Las Tunas Road, the Council finds that the project generally complies with the Good Neighbor Guidelines regarding

privacy, subject to the implementation of the recommended use of translucent glass and possible reduction of the size in the windows of the windows on the northern elevation of the addition. While the City Council acknowledged that the proposed project will block a portion of the Bacons' existing views of the city and ocean, the Council found that the proposed project did generally comply with the Good Neighbor Guidelines based on the proposed location of addition over the garage (which will be less impactful to the Bacons than would an addition over other portions of the residence) and the relatively minor scale of the roof alteration on the rest of the residence.

**Public Views.** The development, including proposed structures and grading, will preserve any significant public scenic views of and from the hillside. The proposed addition and roof alteration will not meaningfully impact public views.

B. Hillside Design District Findings. The Council makes the following findings pursuant to Santa Barbara Municipal Code section 22.69.050 B. 1-2:

**Natural Topography Protection.** The proposed development does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside because the majority of the project consists of a remodel of an existing residence and an addition over the existing garage.

**Building Scale.** The scale of the proposed building maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures through the placement of the proposed addition over the existing garage which has a lower ridge height than the rest of the residence. In addition, while the project proposes an increase of the ridge height of the residence, the final building height of the residence as a whole is well below the maximum building height of 30 feet allowed under the zoning ordinance.

C. California Environmental Quality Act Determination. The City Environmental Analyst evaluated the proposed project and determined the project to be categorically exempt from CEQA pursuant to CEQA Guideline section 15301, the small additions exemption.

SECTION 6. The City Council grants Project Design Approval to the proposed addition and remodel of 1912 Mission Ridge Road as depicted on the set of architectural plans received by the Community Development Department on January 23, 2015, as presented to the City Council on March 10, 2015, subject to the following directions to the SFDB for consideration on Final Design Approval:

1. Review the design of the north elevation of the proposed addition at 1912 Mission Ridge Road with consideration as to its impacts on the privacy of the residence and private yard of the residence at 1901 East Las Tunas Road, including considering of the use of translucent glass for the windows and the possible reduction of the size of the windows on the north elevation of the addition.

2. Consider allowing the balcony on the western elevation of the addition as an architectural element while minimizing the privacy impacts on the neighbors, including the consideration of designing the balcony in order to prevent persons from standing on the balcony.

**RESOLUTION NO. 15-018**

STATE OF CALIFORNIA                    )  
  )  
COUNTY OF SANTA BARBARA        ) ss.  
  )  
CITY OF SANTA BARBARA            )

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on March 24, 2015, by the following roll call vote:

AYES:                    Councilmembers Dale Francisco, Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White; Mayor Helene Schneider

NOES:                   None

ABSENT:               None

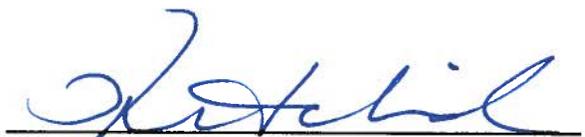
ABSTENTIONS:       None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on March 25, 2015.



  
\_\_\_\_\_  
Gwen Peirce, CMC  
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on March 25, 2015.

  
\_\_\_\_\_  
Helene Schneider  
Mayor

**SFDB MINUTES- June 15, 2015****FINAL REVIEW**

**6. 1912 MISSION RIDGE RD A-1 Zone**  
**(5:40)** Assessor's Parcel Number: 019-083-021  
 Application Number: MST2014-00585  
 Owner: Craig Morrison  
 Applicant: Jeff Shelton

(Proposal for a 22 square foot first-floor addition and a 530 square foot second-floor addition to an existing 2,120 square foot one-story, single-family residence with an attached 579 square foot garage. The proposal includes one new uncovered parking space, a 194 square foot covered patio at the entry, a 158 square foot second-story deck, a raised pool and surrounding deck, and interior remodel work. It also includes permitting an "as-built" air conditioning condenser unit, relocation of the pool equipment enclosure, and new pedestrian and driveway gates. The proposed total of 3,251 square feet on a 25,091 square foot lot in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2014-00157.)

**(Final Approval is requested. Project was last reviewed on January 26, 2015.)**

Actual time: 5:40 p.m.

Present: Jeff Shelton, Architect; and Craig Morrison, Owner.

Public comment opened at 5:55 p.m.

- 1) Rinaldo Brutoco, adjacent neighbor, appreciated the architect's changes to the balcony above the garage. Mr. Brutoco also expressed concerns on behalf of himself and the Bedfords who live south of the project regarding potential drainage impacts and the lack of information on plans to inform a discussion about this. He stated that he echoes the concerns presented by Trevor Martinson, is concerned about the Board's lack of consideration to privacy issues, and noted the short notice on review of the project.
- 2) Trevor Martinson, neighbor in close proximity, raised concerns about the noticing for the review and requested a two week postponement to respond to the concerns in his letter.
- 3) Stephanie Bacon, adjacent neighbor, expressed concerns regarding privacy from windows proposed in the project.

The Board acknowledged a letter of expressed concerns submitted by Trevor Martinson, neighbor in close proximity. Mr. Martinson submitted the letter at the start of the meeting and the Board allowed 20 minutes for review of the concerns.

Public comment closed at 6:02 p.m.

**Motion: Final Approval with comments:**

- 1) The Board has reviewed the redesign of the eaves and finds it acceptable.
- 2) The new design of the windows on the north elevation, at the master bedroom, meets the Board's guidelines for privacy. The Board acknowledges the architect's efforts to raise the sill of the windows to five feet to ensure the privacy of the neighbors.
- 3) The Board has reevaluated the design of the balcony on the west elevation, and seeing that its design with fixed planters will prevent occupants from stepping out onto it, the Board finds that the design will ensure privacy for the neighborhood.

Action: Woolery/Pierce, 4/1/0. Motion carried. (Bernstein opposed, Miller/James absent).

The ten-day appeal period was announced.

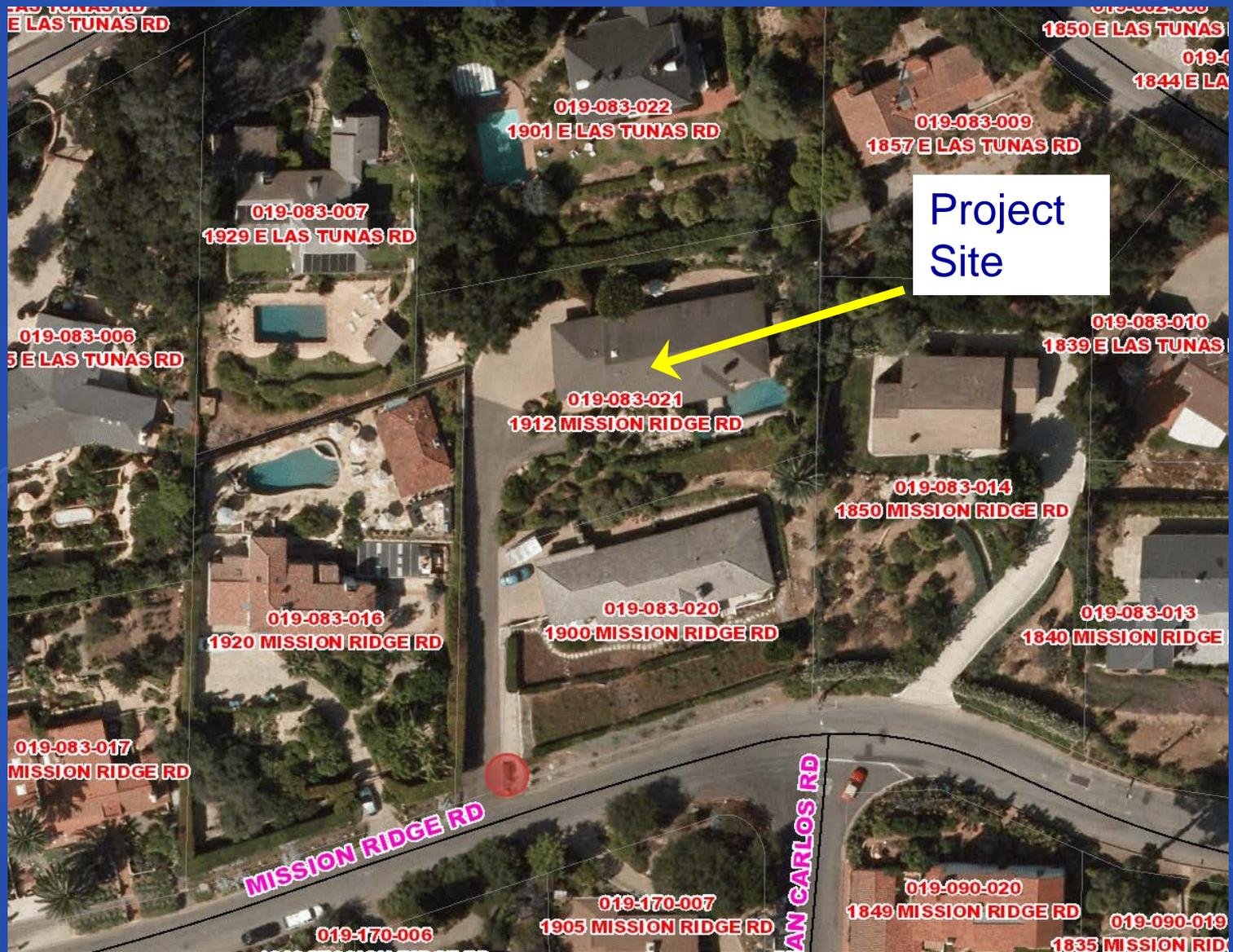


# **1912 Mission Ridge Rd. Single Family Design Board Appeal**

**City Council  
August 11, 2015 (2<sup>nd</sup> Appeal)**

**STATE STRE.**

# Project Location- Aerial View



# Mission Ridge Road- Street View



# Existing Home – Front View

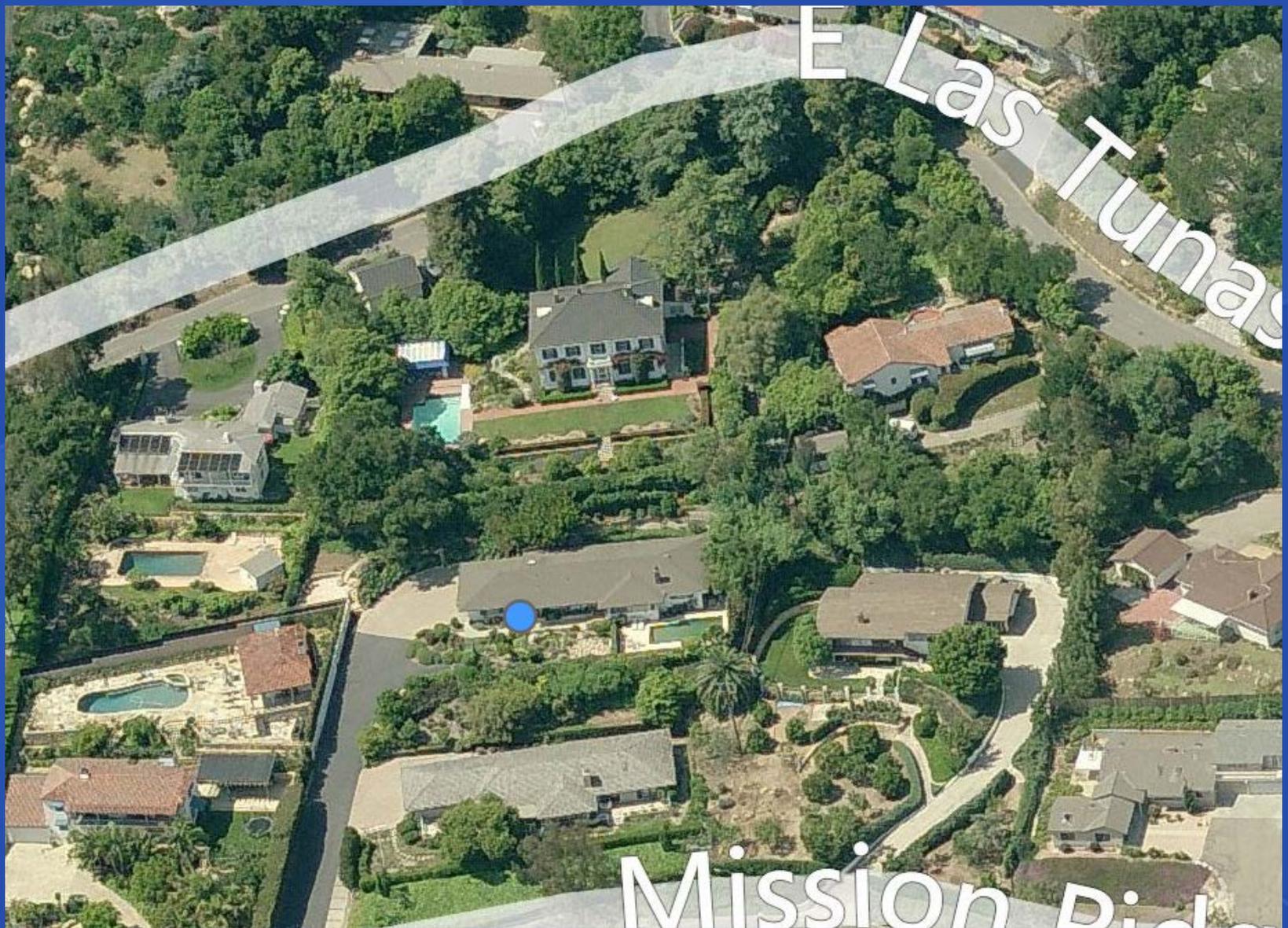




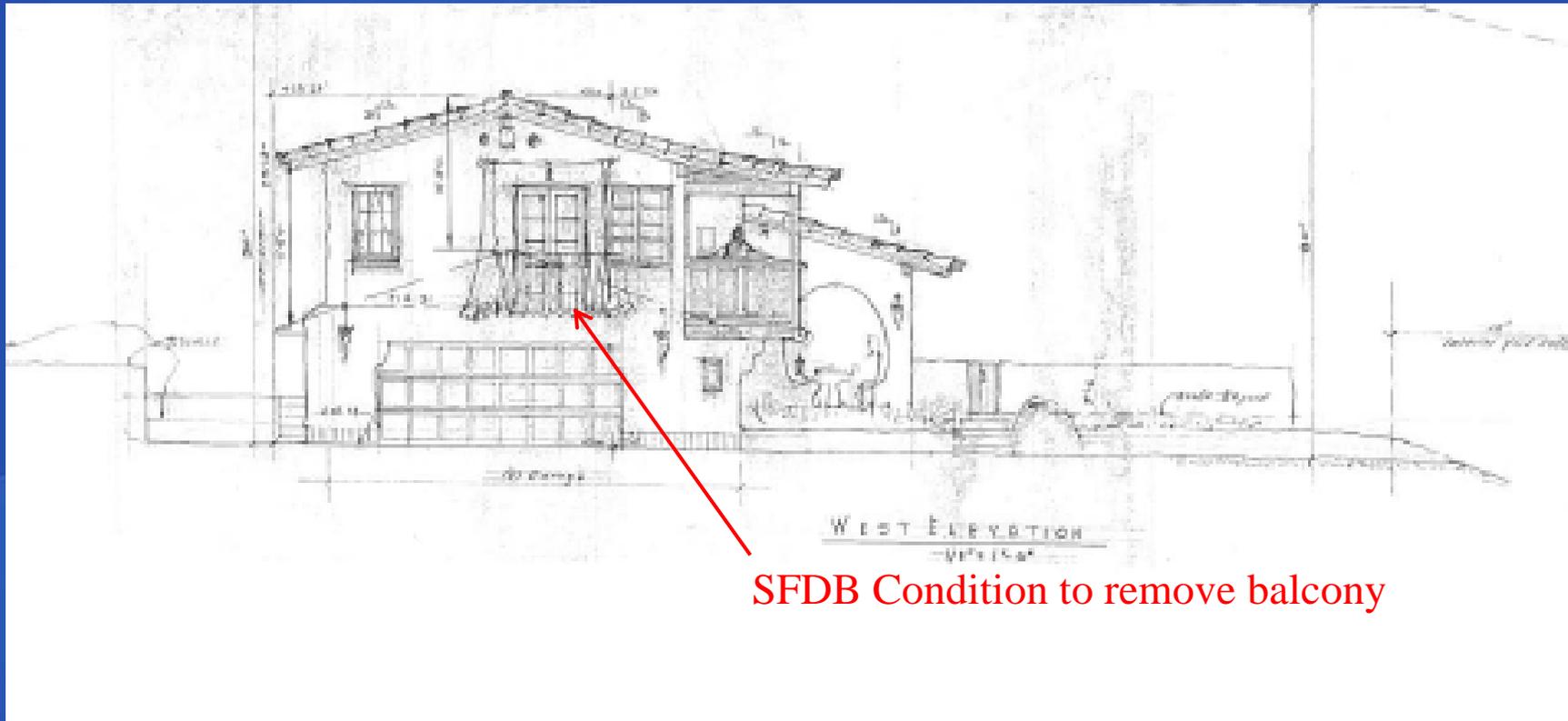
# SFDB Review History

- ◆ Multiple SFDB reviews in 2014
- ◆ 1/25/15 – SFDB Project Design Approval (PDA)
- ◆ 2/4/15 - SFDB PDA appealed to City Council
- ◆ 3/10/15 – City Council appeal hearing
  - Approval upheld by Council with conditions to reduce privacy impacts (6/1/0 Vote)
- ◆ 6/15/15 – SFDB Final Approval
- ◆ 6/25/15 – SFDB Final Approval appealed to City Council

# 1912 Mission Ridge

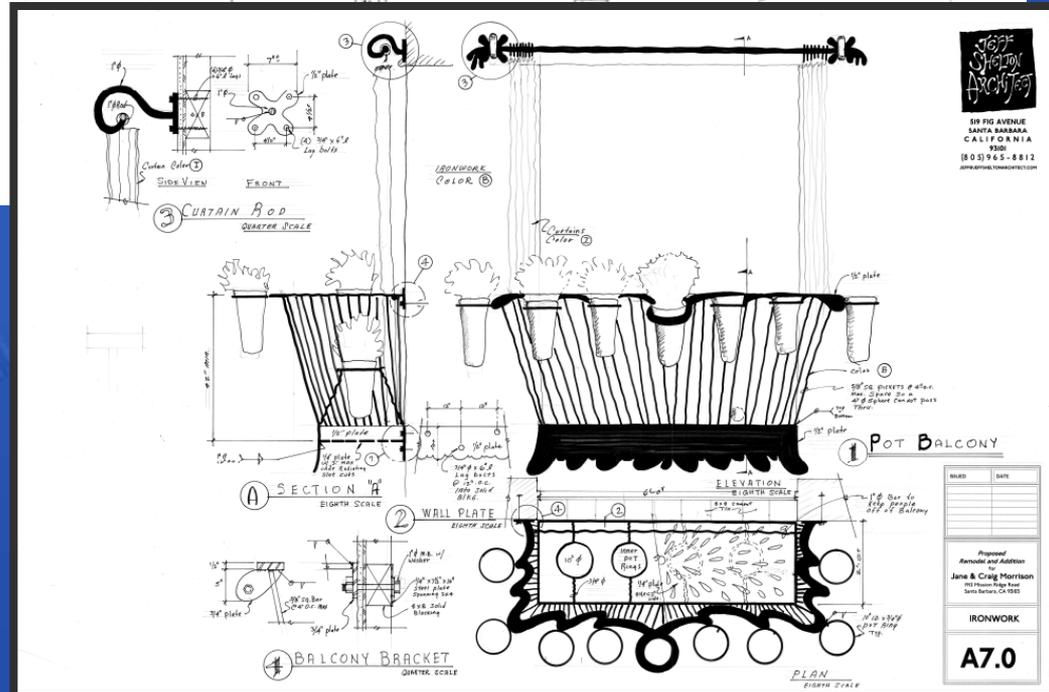
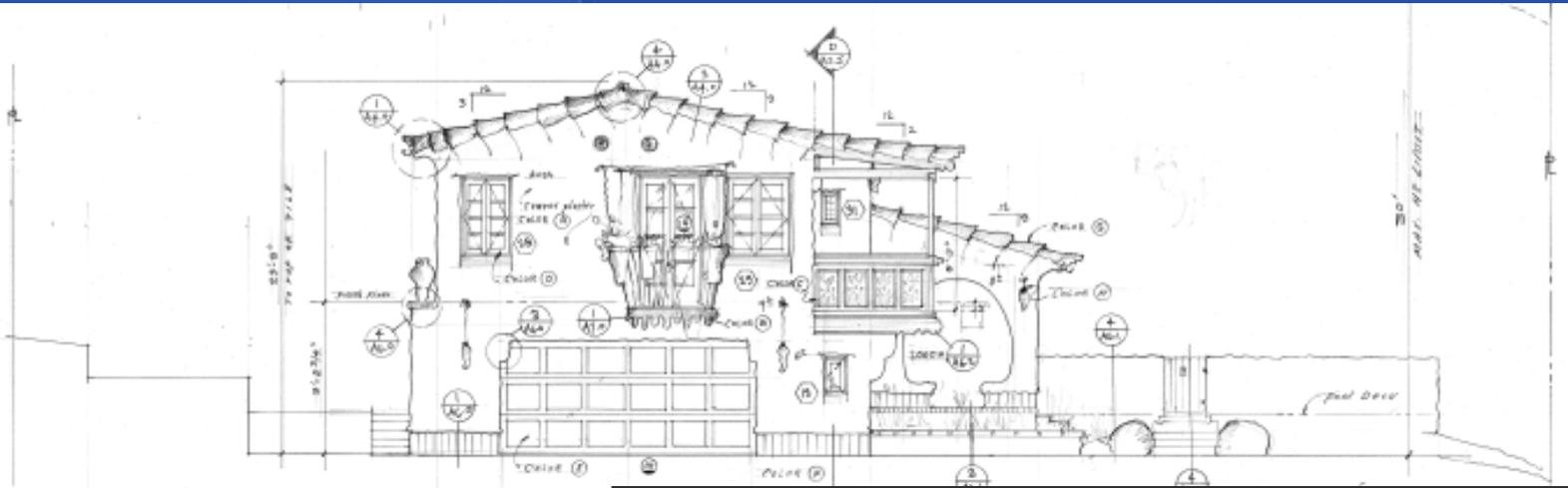


# West Elevation – SFDB 1/25/15



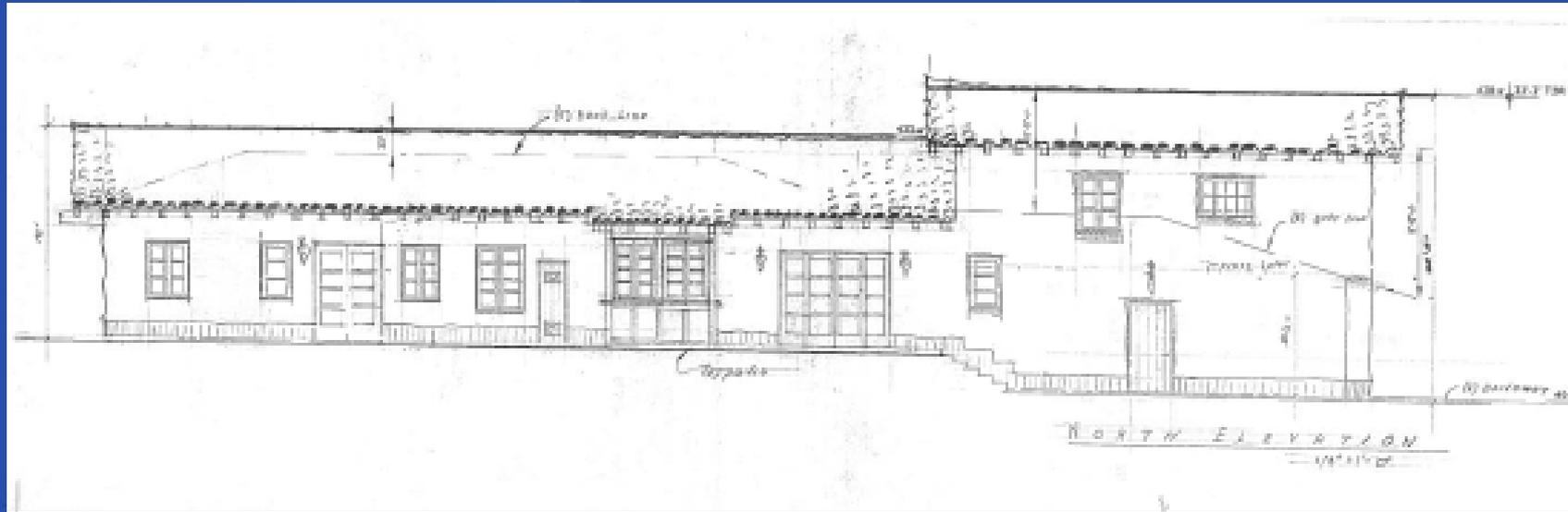
SFDB Project Design Approval

# West Elevation – SFDB 6/15/15



SFDB Final Approval  
Consistent with Council  
conditional approval

# North Elevation – SFDB 1/25/15



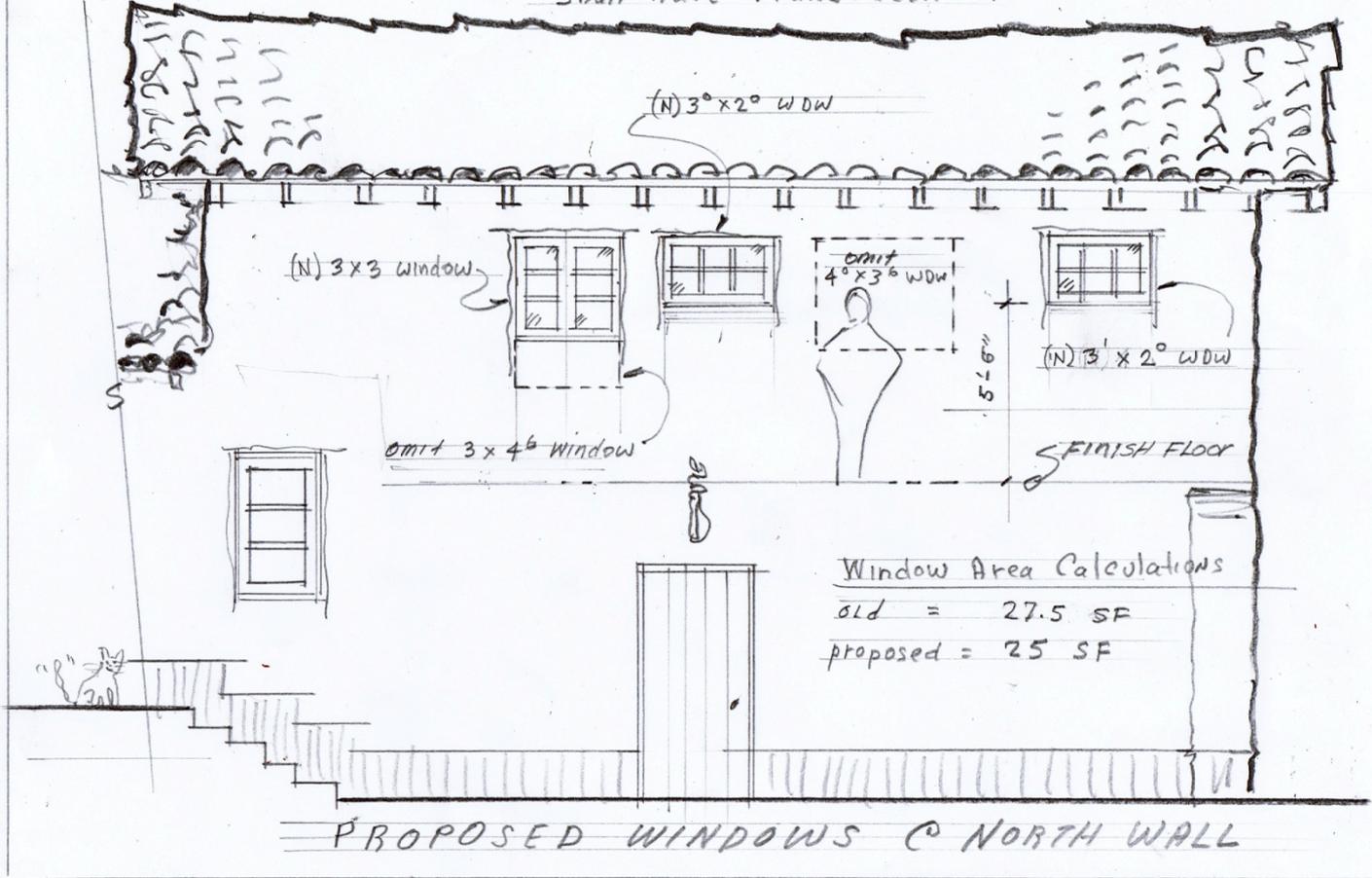
SFDB Project Design Approval

# North Elevation – Council 3/10/15

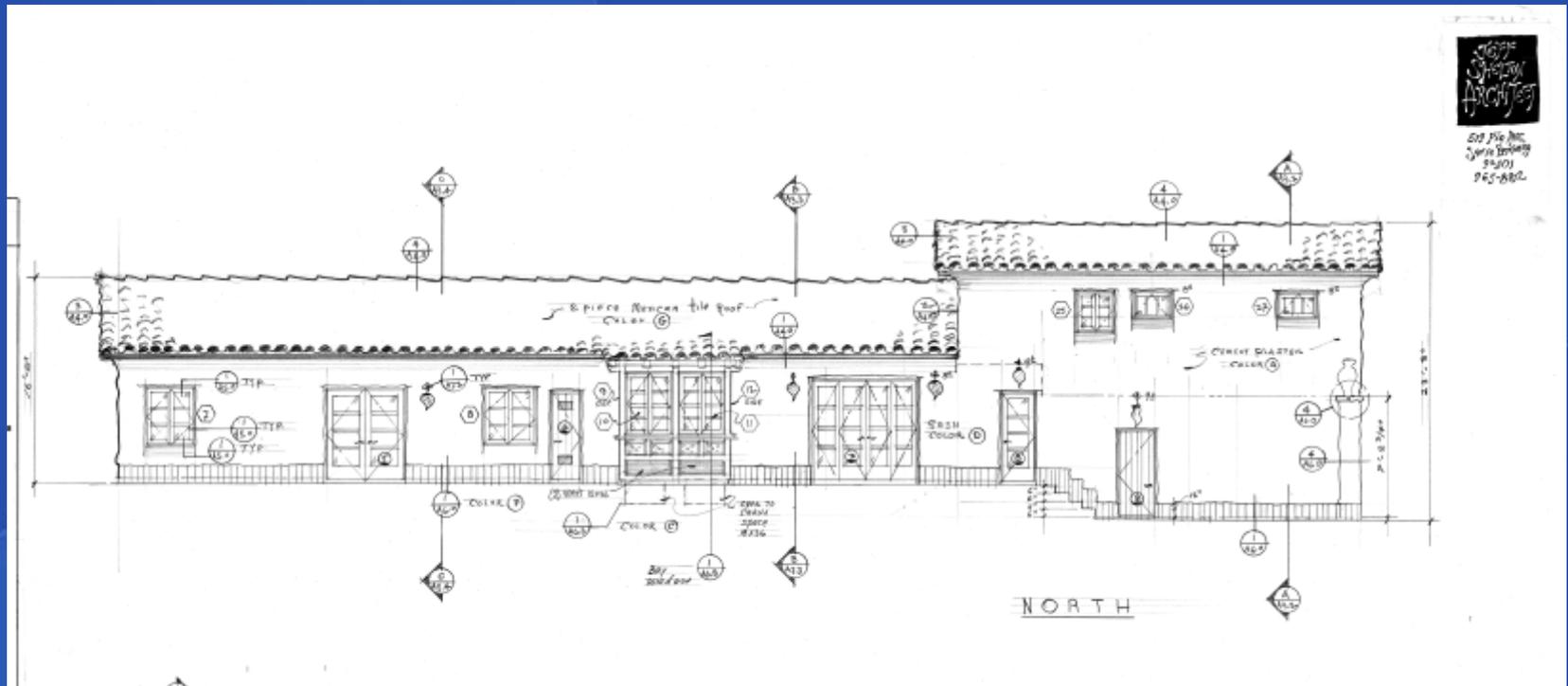
MORRISON

JEFF SHELTON  
ARCHITECT

(N) windows @ Master Bedroom  
shall have Translucent GLASS



# North Elevation- SFDB 6/15/15



SFDB Final Approval

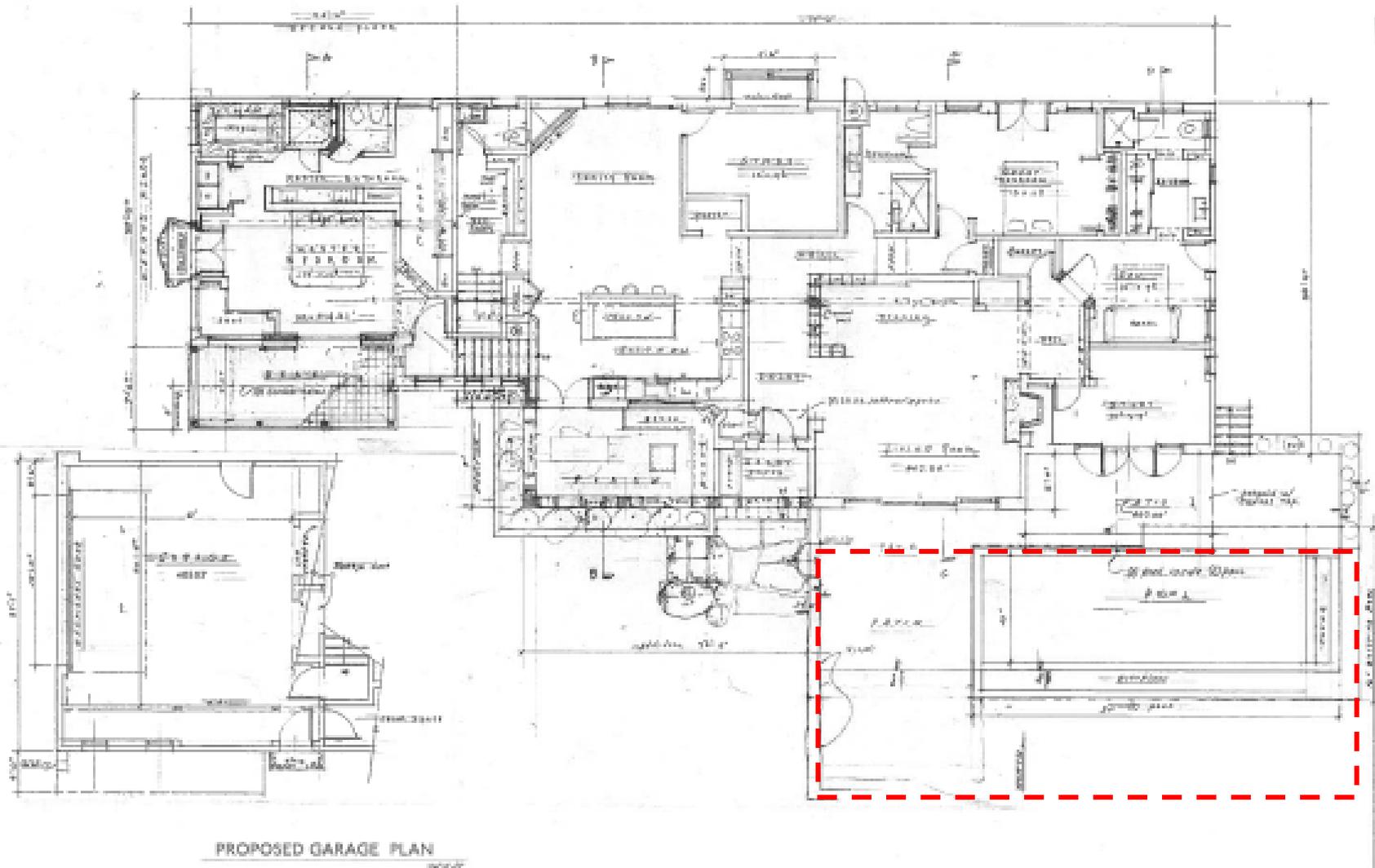
# Appeal Issues

- ◆ Project plans were “inaccurate and incomplete”

No site topographic or contour line information

- ◆ Project has potential building code compliance problems regarding drainage and foundation system design

# Floor Plans



377 FIG AVENUE  
 SANTA BARBARA  
 CALIFORNIA  
 93101  
 (805) 965-8812  
 JSH@JEFFSHELDONARCHITECT.COM

**SUBMITTAL SET**

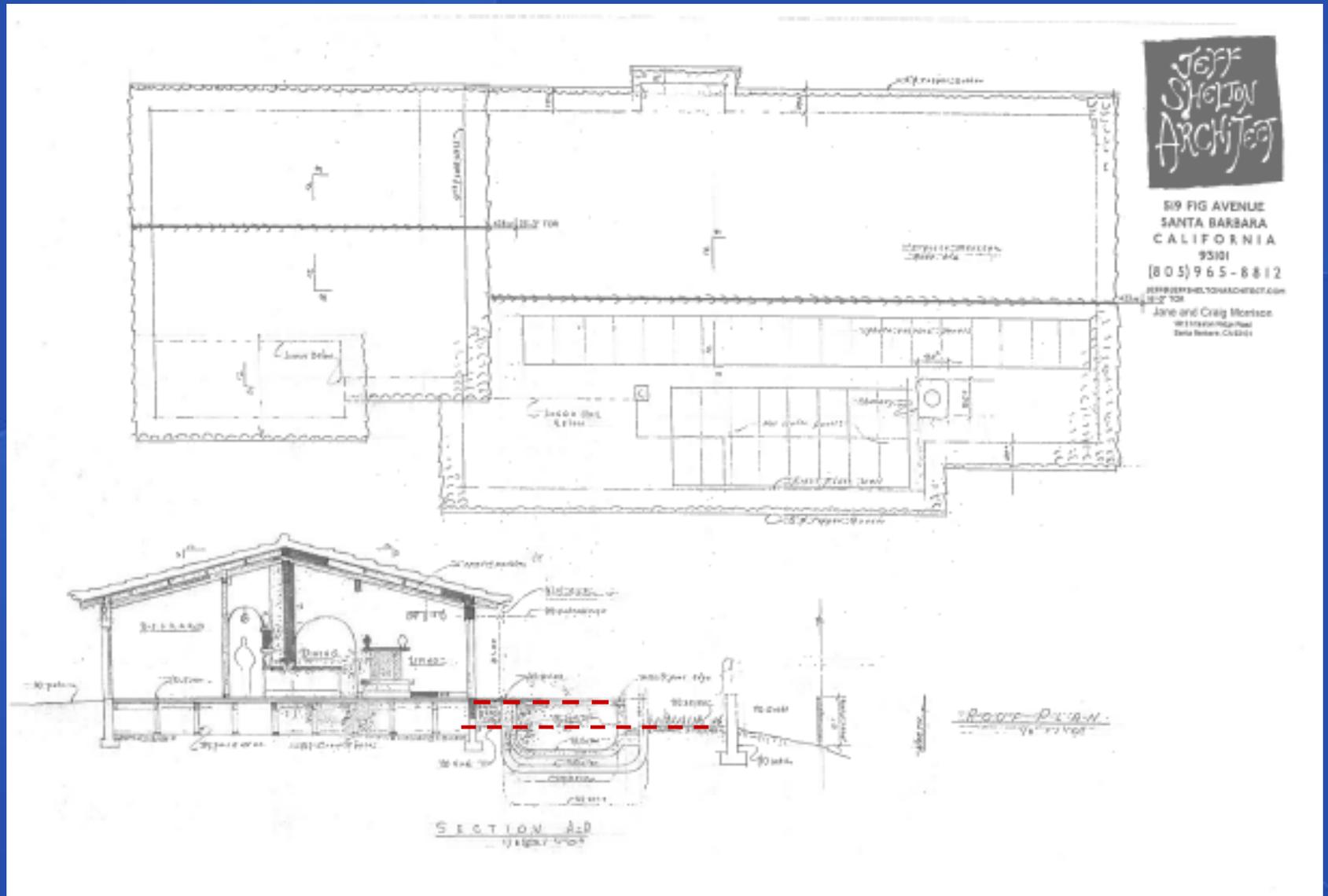
SCALE	DATE
DATE PREPARED	PROJECT NUMBER

Prepared for  
 Jeff and Craig Morrison  
 1011 Mission Street  
 Santa Barbara, CA 93101

**FIRST FLOOR PLAN**

A21

# Roof Plan and Section



# 1912 Mission Ridge- Pool Deck



# Staff's Position:

- ◆ SFDB & Council previously considered the project for compatibility, quality architecture, privacy impacts, general consistency with good neighbor policies
- ◆ Plan details, code and drainage issues not relevant to SFDB approval
- ◆ Will confirm building code compliance in plan check permit phase
- ◆ Project is consistent with previous Council direction and in substantial conformance

# Recommendation

- ◆ That Council deny the appeal and uphold the Single Family Design Board's decision to grant Final Approval, finding that the final design is consistent with the Project Design Approval as conditionally approved by the City Council on March 10, 2015.