



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: March 3, 2011
AGENDA DATE: March 10, 2011
PROJECT ADDRESS: 1233 Mission Ridge Road (MST2010-00186)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DYK*
 Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The project consists of a proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet, and construct a new single-family residence and an Additional Dwelling Unit on a 31,584 square foot lot in the Hillside Design District. The new single family dwelling is proposed as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. The Additional Dwelling Unit is proposed as a 920 square foot one-story additional dwelling unit, with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house.

This is an appeal of a Staff Hearing Officer approval of the requested Performance Standard Permit on January 26, 2011. The appellant asks the Planning Commission to deny the project (refer to Exhibit A – Appellant's Letter).

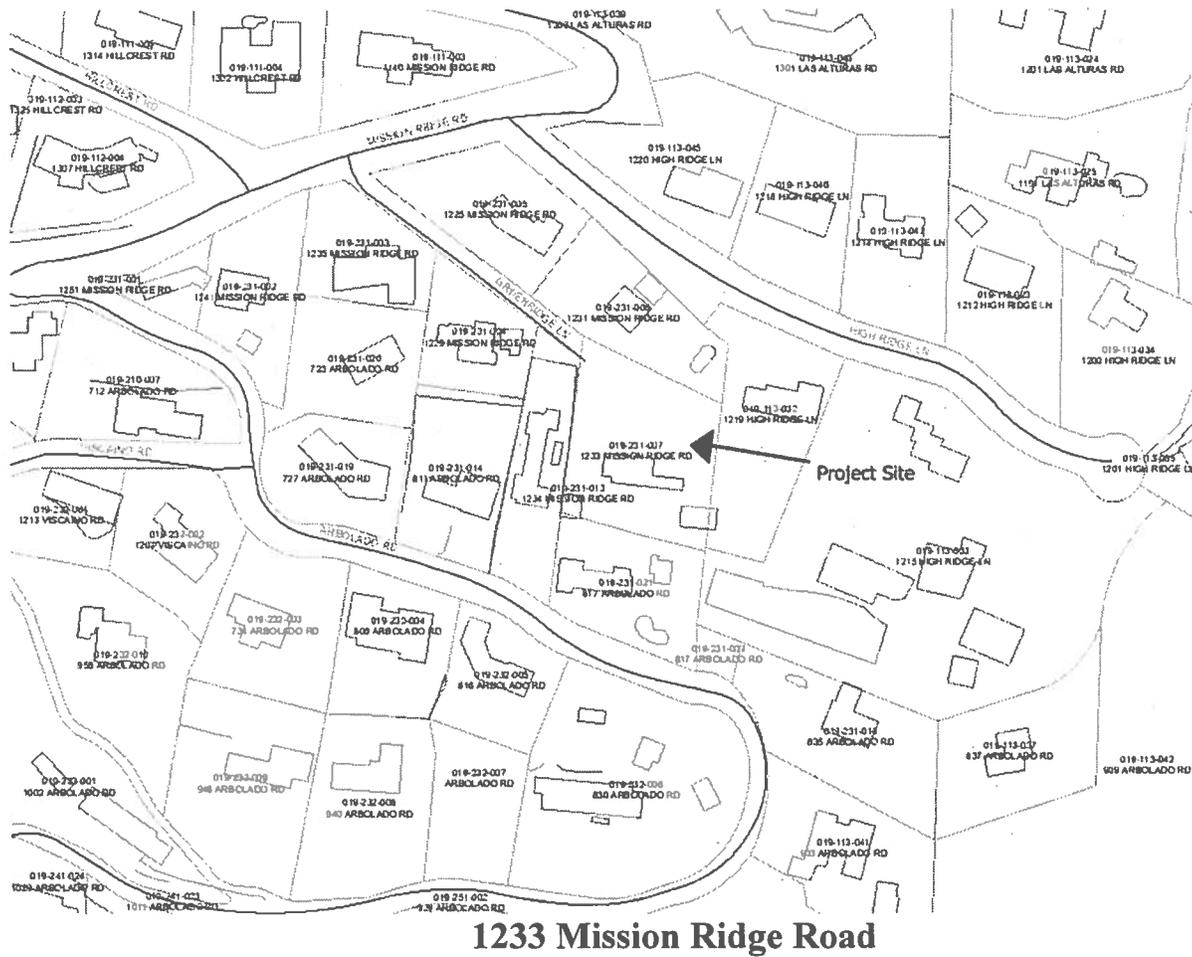
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Performance Standard Permit to permit an additional dwelling on a one-family residentially zoned lot (SBMC § 28.93.030.E).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and the policies of the General Plan. The proposed project does not have a significant impact on public views, and has been reviewed and approved by the City of Santa Barbara Fire Department. In addition, the size and massing of the project have been found to be consistent with the surrounding neighborhood by the Single Family Design Board. The project will require Final Design Approval from the Single Family Design Board before a building permit will be issued. Further, the City's Environmental Analyst has examined the site and reviewed the proposed plans, and has determined that the project will not result in a significant effect on the environment and is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303. Therefore, Staff recommends that

the Planning Commission deny the appeal and uphold the decision of the Staff Hearing Officer to approve the project making the findings outlined in Section VI of this report.



SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Mark Shields, Design Arc	Property Owner: Thomas and Barbara Sanborn
Parcel Number: 019-231-007	Lot Area: 31,584 square feet
General Plan: Residential, 1 unit/acre	Zoning: E-1
Existing Use: Residential	Topography: 8.94%
Adjacent Land Uses:	
North - Residential South - Residential	East - Residential West - Residential

B. PROJECT STATISTICS

Proposed	Main Residence	Additional Dwelling Unit
Living Area	3,796	920
Garage	407	459
Accessory Space	192	125

C. PROPOSED LOT AREA COVERAGE

Building: 5,899 sf 19% Hardscape: 8,070 sf 25.5% Landscape: 17,615 sf 55.5%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement	Existing	Proposed SFR	Proposed ADU
Setbacks -Front -Interior	30' 10'	>30' >10'	30' at Greenridge ~50' at rear ~17' at side	N/A 10'
Building Height	30'	1 story	24' at master bedroom	17'
Parking	4	2	2 covered	2 covered
Lot Area Required for Each Unit	15,000 sf	31,584 sf	15,000 sf	15,000 sf
Open Yard	1,250 sf	>1,250 sf	>1,250 sf	>1,250 sf

The zoning requirements in the above table apply to both structures. Both the proposed single family residence and the additional dwelling unit meet all of the applicable zoning requirements.

A. PERFORMANCE STANDARD PERMIT FOR ADDITIONAL DWELLING UNIT

Chapter 28.93 of the Municipal Code provides opportunity for additional dwelling units on single-family lots through the approval of a Performance Standard Permit (PSP). The criteria for granting a PSP require that there be adequate lot area, adequate egress and ingress, and that the location of the additional dwelling complies with all applicable ordinances.

The subject property is zoned E-1, with an average overall slope of 8.94%, which requires a minimum lot area of 15,000 square feet per unit. This 31,584 square foot property provides adequate lot area for two residences. Access to the lot and ingress/egress to each unit will be provided by the existing driveway from Greenridge Lane. The location of both proposed residential units conforms to the requirements of the Zoning Ordinance with regard to setbacks, distance between buildings, building height, parking and open yard.

V. APPEAL ISSUES

A. INADEQUATE FINDINGS

Appellant's Contention: The appellant states that the findings fail to identify the substantial evidence supporting the approval of the Performance Standard Permit.

Staff's Response: The Staff Hearing Officer finding referenced Section IV of the Staff Hearing Officer's staff report, where the reasoning and basis for the decision were described in detail. This is an acceptable method to state the reasoning for the decision, and the finding is adequate.

B. COMPLIANCE WITH PERFORMANCE STANDARD PERMIT REQUIREMENTS FOR ADDITIONAL DWELLING UNITS (SBMC §28.93.030E)

Appellant's Contention: The appellant states that the project site does not have adequate lot size or adequate ingress and egress for the Additional Dwelling Unit, that the project improperly expands a nonconforming use, that the location of the additional dwelling unit does not comply with the secondary dwelling unit requirements, that the project is inconsistent with the General Plan, and that the project is a nuisance.

Staff Response:

Lot Size. The minimum lot size for newly created lots in the E-1 Zone is 15,000 square feet. Therefore, to meet the required findings for a Performance Standard Permit for an Additional Unit, this lot is required to have twice the minimum lot area, or 30,000 square feet. The appellant argues that the City's permit tracking database shows the lot area as having 28,964 square feet of lot area. Because the lot size information in the database is only an estimate created by "rubber-sheeting" parcel lines to match aerial photos, one of the first items of information that staff required in the initial review of this project was verification that the lot size was at least 30,000 square feet. The applicant provided three separate lot size calculations prepared by a registered civil engineer and two licensed surveyors, based on the last boundary

line survey. These were provided to the appellant on January 10, 2011 and February 8, 2011. All three lot size calculations concluded that the lot size has 31,584 square feet of lot area. Based on the more specific information contained in the lot area calculations, Staff determined that the lot size is adequate.

Ingress/Egress. The lot is currently accessed from Greenridge Lane, a private lane that is accessed from Mission Ridge Road. The road easement is 20 feet wide. There is one short area of the road limited to approximately 16'-4" in width due to overgrown vegetation at the corner of Mission Ridge and Greenridge. The City's Transportation Planning Division staff have determined that Greenridge Lane provides adequate access for day-to-day use by residents and visitors.

The current City Fire Code requires new fire access roads be built to a 20 foot width. While it is true that neither Greenridge Lane nor Mission Ridge Road comply with today's high fire standards, both of these roads were installed before today's standards existed and therefore, like many roads on the Riviera, are considered legally non-conforming.

In the High Fire Areas of the City, the City Fire Department and Fire Marshall determine the necessary actions to sufficiently protect structures and the public from the threat of wildland fire. It is the job of the Fire Department to interpret and enforce the policies and requirements of the City's Wildland Fire Plan and Fire Code to achieve the necessary level of fire protection. The potential risks associated with existing non-conforming nature of several roads in the Riviera such as Greenridge Lane were analyzed in the development of the City's Wildland Fire Plan and Fire Code and are considered in detail by the Fire Department in their project reviews.

When new subdivisions or fire access roads are proposed, these developments are required to meet the minimum road width requirement of 20'. For existing roads that serve multiple residences and don't currently meet the minimum 20 foot width, the Fire Marshall generally does not require a single development on the road to widen the road unless it is determined that the existing road will not allow fire equipment to reach the proposed development and would, therefore, pose a threat to those proposed structures and residences. Section 104.8 of the California Fire Code states that the fire code official has the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reasons makes the strict letter of this code impractical, and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. In Santa Barbara, the City Fire Marshall and the Prevention Bureau staff serve as the City's fire code officials.

In this case, the City Fire Department reviewed the fire access at Greenridge Lane, the proposed project plans, the development served by the lane; and has driven City fire equipment up the lane. In the event of a fire emergency, the first two addresses on Greenridge Lane (1225 & 1235 Mission Ridge Road) may be accessed directly from Mission Ridge Road itself without the need to use Greenridge Lane. This leaves four lots remaining with sole access from Greenridge Lane (1229, 1231, 1233 and 1234 Mission Ridge Road). Based on the review of the plans and a physical inspection of the access route with City fire equipment, the Fire Marshall has determined that the road is wide enough for City fire engines and that it provides an adequate level of access for all of the existing and proposed development along the road.

Further, the Fire Marshall has determined that the project is not considered a change in use as it will remain residential, and it is not anticipated to create a substantially different demand on fire protection services or interfere or impair emergency evacuation of the area.

Additionally, the Fire Marshall has reviewed the proposed building design and access around the proposed buildings, and has found that site design meets all fire code requirements. In a letter addressed to Tom and Barbara Sanborn, dated January 11, 2011, (Exhibit B), the Fire Department states that the proposed structures will meet Fire Department access standards and will be designed and constructed to High Fire Construction requirements. The new structures will be equipped with automatic fire sprinkler systems whereas the existing buildings are not. The proposed landscaping is designed to comply with the High Fire Landscape Guidelines and Defensible Space requirements. The existing accessory building on the property does not meet fire access standards, as the existing accessory building is 269 feet from the end of Greenridge Lane. The new Additional Dwelling Unit will be 150 feet from the end of the Lane and the main house will also be constructed closer to that access point. Therefore, the proposed project (which would remove all existing improvements) will substantially increase the level of fire safety on this property when compared to the existing conditions. The proposed project, in effect, will remove deficiencies on the current property concerning access, fire resistant construction and sprinkler requirements of the 2010 California Fire Code. For these reasons, the Fire Marshall has determined that the proposed project would not expose people or structures to significant risk of loss, injury or death involving wildland fires.

Expansion of Nonconforming Use: At this time, there are no nonconforming uses on the site. The lot contains a single family residence, a detached garage, and an accessory building. All three buildings are permitted. The accessory building had an unpermitted kitchen, which created an illegal dwelling unit. However, through the enforcement process, the kitchen was removed, and the building was re-converted back to an accessory building. All three buildings are proposed to be demolished as part of this project. Since there are no nonconforming buildings or uses on site and all structures on the property will be demolished as part of the proposed project, the project does not expand a nonconforming use.

Even if a nonconforming additional dwelling unit did exist on the site, the approval of a Performance Standard Permit for an Additional Dwelling Unit would change the legal status of the building from "nonconforming," to "approved and conforming." An expansion of the Additional Dwelling Unit in such a case would not be an expansion of a nonconforming use, but rather the expansion of a conforming use.

The parcel is nonconforming to the 90' public street frontage requirement, in that it does not have any public street frontage. Because the proposal does not increase the nonconformity of the lot (e.g. the project does not result in less public street frontage), the Additional Dwelling Unit is allowed, as would an addition to a house on a lot without street frontage.

Secondary Dwelling Unit Requirements. The Secondary Dwelling Unit requirements do not apply to Additional Dwelling Units. Secondary Dwelling Units and Additional Dwelling Units are different uses under the Municipal Code. Secondary Dwelling Units (also known as "granny units," or "in-law units," are allowed ministerially, as long as they comply with the requirements contained in SBMC §28.94.030.Z. Some of those requirements are: a minimum

lot size of 7,000 s.f., the two units must be connected, the Secondary Dwelling Unit is limited to 600 s.f. in size, and a prohibition in the high fire zone. Secondary Dwelling Units are considered to be part of a Single Family Dwelling, and buildings that contain a main residence and a Secondary Dwelling Unit are not considered duplexes.

Additional Dwelling Units may be located in the High Fire Hazard area. Secondary Dwelling Units may not be located in the High Fire Hazard area. The main reason for this differential treatment between Secondary Dwelling Units and Additional Dwelling Units is the difference in the potential residential density presented by the two uses. Additional Dwelling Units require the same amount of lot area as the underlying zone (i.e. a main unit and an Additional Dwelling Unit on a lot requires twice the minimum lots size), whereas a Secondary Dwelling Unit may be located on a lot as small as 7,000 s.f. where another main residence is already located.

General Plan Inconsistencies: The project complies with the Seismic Safety and Safety Element of the General Plan, in that the Fire Department has determined the access to be adequate. It would be inappropriate to compare the project to proposed General Plan Amendments, as there is no guarantee that the currently proposed amendments to the General Plan will be adopted. The only General Plan policies that apply are the existing policies currently in effect.

Nuisance: The project meets all applicable requirements of the Zoning Ordinance, and access and evacuation has been deemed adequate by the Fire Department. The project is not a nuisance, pursuant to SBMC §28.98.001.

C. CATEGORICAL EXEMPTION IS NOT AVAILABLE FOR THIS PROJECT

Appellant's Contention: The appellant states that the project cannot be found categorically exempt from CEQA because: a) the project is too large to qualify for the small structures exemption; b) unusual circumstances preclude the use of a categorical exemption; c) the project site is located in a particularly sensitive environment; d) the cumulative impacts of the project and other past, present, or reasonably foreseeable future projects present a potentially substantial adverse effect on the environment; e) the City has not adopted thresholds of significance; and f) the Staff Hearing Officer's findings are not in compliance with CEQA. The appellant argues that an environmental impact report must be prepared before the project may be approved.

Staff's Response:

Project Too Large To Qualify For New Construction Categorical Exemption. The appellant states that the project does not qualify for a categorical exemption from CEQA under Section 15303 New Construction of Small Structures because the structure is not a small structure by local standards given the floor area ratio of the main residence and additional dwelling unit. CEQA is a state law. The state defines the scope of CEQA through its statutes and administrative guidelines.

State CEQA Guidelines Section 15303 states that a project may qualify for a categorical exemption if the project involves the construction of a limited number of new small structures.

The term “small structures” in this section does not refer to City of Santa Barbara local standards and floor area ratios, but to the State of California’s determination as to the class of development that is considered a small enough to not have significant effects on the environment. The evaluation of local floor area ratios and other local standards are, therefore, not relevant when discussing whether the project meets the State’s CEQA definition of small.

Subsection (a) of the Section 15303 New Construction exemption specifies that a project can be considered categorically exempt if the project includes construction of:

One single-family residence, or a second dwelling unit in a residential zone. In Urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The term “urbanized areas” is defined in CEQA Guidelines Section 15387 and refers specifically to those areas mapped by the US Census Bureau as having a certain density and population. The project site and surrounding areas are, clearly mapped as “urbanized” by the US Census Bureau and, therefore, up to three residences could be built and still meet this small structures exemption category. Construction of the proposed single-family residence and additional dwelling unit therefore, clearly qualify for a CEQA categorical exemption under Section 15303 New Construction of Small Structures. Furthermore, CEQA Guidelines section 15300.4 states that local agencies may not require environmental impact reports for projects described within the classes and examples of the state’s categorical exemptions, except under the provisions of Guideline Section 15300.2.

Unusual Circumstances and Sensitive Environment Preclude the Use of Categorical Exemption. A Categorical Exemption from CEQA can not be used where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or the projects location in a particularly sensitive environment (CEQA Guidelines Section 15300.2(a) and (c)). Specifically, the Appellant states that the project could potentially result in significant aesthetic, visual, and fire hazard impacts due to its unique location in a visually sensitive and high fire hazard area.

The appellant expresses concerns that the project has a significant affect on scenic vistas and will significantly impact the aesthetics of the area. The project is located in an area fully developed with single-family residences. The proposed project would not significantly block views of the ocean or mountains from public viewing locations or scenic view corridors. While the project will change private views for a few of the adjacent residences, public scenic views and vistas of the larger community will not be significantly impacted. While it is proper to consider the project impacts on private views, the question under CEQA is whether the project will adversely affect the environment of persons in general, not whether a project will affect particular persons. The partial obstruction of a few private views in a project’s immediate vicinity is not regarded as a significant environmental impact under CEQA.

The proposed project retains existing mature oak trees on the property, involves minimal grading, and is located in an area already fully developed with single-family residences. The project is consistent with the surrounding neighborhood and has received positive comments from the Single Family Design Review Board at concept review. The City’s Urban Historian

has reviewed the project site and has determined that the existing residence on the site would not qualify as a Structure of Merit or Landmark and therefore, would not need further analysis in a Historic Structures Report. The project, therefore, will not substantially degrade the visual character or quality of the site, significantly affect day or nighttime views in the area, and will not impact historic resources.

The appellant also states that because the project is in a High Fire Hazard Area and the existing roads are non-conforming to today's Fire Requirements, that the project could present a substantial cumulative risk to life and property from wildfires. Please see subsection V.B. "Ingress/Egress" above for a detailed discussion of fire hazard issues. As discussed in subsection V.B., the City of Santa Barbara Fire Department has reviewed and approved the proposed project and determined that the new construction will comply with fire construction requirements. Currently, the existing accessory building on the property does not meet fire access standards because of its distance from the end of Greenridge Lane, the type of construction and landscaping materials and the lack of a fire sprinkler system. Therefore, the proposed project (which would remove all existing improvements) would provide a substantial net increase in level of fire safety from existing conditions on the site. The Fire Department has also determined that the access road to the property (Greenridge Lane) is wide enough for City fire engines and provides an adequate level of access for all of the existing and proposed development along the road because the project as a whole takes a non-conforming property and brings it into substantial conformance for fire and life safety purposes. Further, the City has an approved evacuation plan for the area and the Fire Department has determined that the proposed project would not impede or interfere with evacuation of the area. For these reasons, it has been determined that the proposed project will not expose people or structures to significant risk of loss, injury or death involving wildland fires or interfere with the implementation of an emergency evacuation plan.

In conclusion, the City's Environmental Analyst Staff have examined the site, reviewed the proposed plans, and examined the appellant's concerns and has determined that the project will not result in a project specific or cumulative significant effect on the environment due to unusual circumstances or its location in a particularly sensitive environment. The project, therefore, qualifies for a categorical exemption from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 New Construction.

Failure to Adopt Thresholds of Significance. The appellant states that the City Staff is applying thresholds to projects without having an adopted set of thresholds. CEQA Guidelines Section 15064.7 encourages, does not require, public agencies to develop and publish thresholds of significance. The City has developed thresholds over the years that are reflected in standard language in Initial Studies prepared by the City. These thresholds are based on Appendix G of the CEQA Guidelines, State and Federal policies and laws, and the City's Master Environmental Assessment, General Plan, Zoning Ordinance, and other resource specific policy documents approved by the City Council.

D. THE GOOD NEIGHBORHOOD POLICY WAS NOT INSTITUTED

Appellant's Contention: The appellant states that the applicant has not followed the Good Neighborhood Policies by not installing story poles.

Staff's Response: Neighboring residents have expressed concerns about the proposed project's effects on their private views. The applicant has been directed to install story poles by the Single Family Design Board and by Staff. The story poles must be installed to the Standard Level prior to returning to the SFDB. This appeal is for the approval of the Performance Standard Permit. Architecture, design and neighborhood compatibility are not findings that are required by the SHO to approve a PSP. Therefore, the appropriate opportunity for the story poles has not yet been reached. This project will not return to the Single Family Design Board, nor will it receive a Project Design Approval, until story poles have been installed.

VI. FINDINGS

The Planning Commission finds the following:

PERFORMANCE STANDARD PERMIT (SBMC 28.93.030)

The Performance Standard Permit complies with all standards of SBMC 28.93.030.E, including adequate lot area for two residential units with associated existing accessory space, and adequate ingress and egress for each residence. Based on the discussions in Sections V.B and C of this Staff Report, the Planning Commission concludes there is adequate ingress and egress to the project site for day-to-day and emergency use. The project is located on a 31,584 square foot lot of which is more than the minimum lot size required for an Additional Dwelling Unit in the E-1 zone district, as described in Sections III. and IV of this Staff Report. The new structures will comply with all ordinance standards of the E-1 Zone including height and setbacks, parking and open yard, as described in Section IV.

Exhibits:

- A. Appellant's Letter dated February 7, 2011 — Attached to CAR Attachment 1
- B. Fire Department Letter dated January 11, 2011
- C. Survey documentation
- D. SHO Staff Report dated January 19, 2011
- E. SHO Resolution No. 002-11
- F. SHO Minutes dated January 26, 2011
- G. Site Plan



City of Santa Barbara

Fire Department

www.ci.santa-barbara.ca.us

January 11, 2011

Tom and Barbara Sanborn
1233 Mission Ridge Road
Santa Barbara, CA 93103

Administration

Tel: 805.965.5254

Fax: 805.564.5730

Fire Prevention/
Public Education

Tel: 805.564.5702

Fax: 805.564.5715

121 W. Carillo St.
Santa Barbara, CA
93101

Subject: Proposed Development at 1233 Mission Ridge Road, MST2010-00186

Dear Tom and Barbara Sanborn,

This letter shall serve for all interested and concerned parties as documentation that I have reviewed the conceptually proposed development for the above project on several occasions. During the early reviews I have made suggestions to improve emergency access and provided input for current Fire Code requirements. As of the date of this letter those suggestions and comments have been addressed to my satisfaction.

This proposal will relocate the guest house to within Fire Department access standards, which is currently not the case. The current main house, as will the proposed main house, is within Fire Department access standards. All of the new proposed structures will be designed and constructed to current High Fire construction requirements and will be provided with automatic fire sprinkler systems. The current landscaping meets, and in some cases exceeds High Fire Defensible Space requirements. The new project will be required to meet current High Fire Landscape Guidelines and Defensible Space requirements.

Based on the above mentioned conditions this proposal will provide a higher degree of fire safety for the property owners and the surrounding residence. As currently proposed this project is approved by the Fire Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Austin", with a long horizontal flourish extending to the right.

Jim Austin, Fire Inspector III/Investigator

Cc: Mark Shields, Design Arc

EXHIBIT B

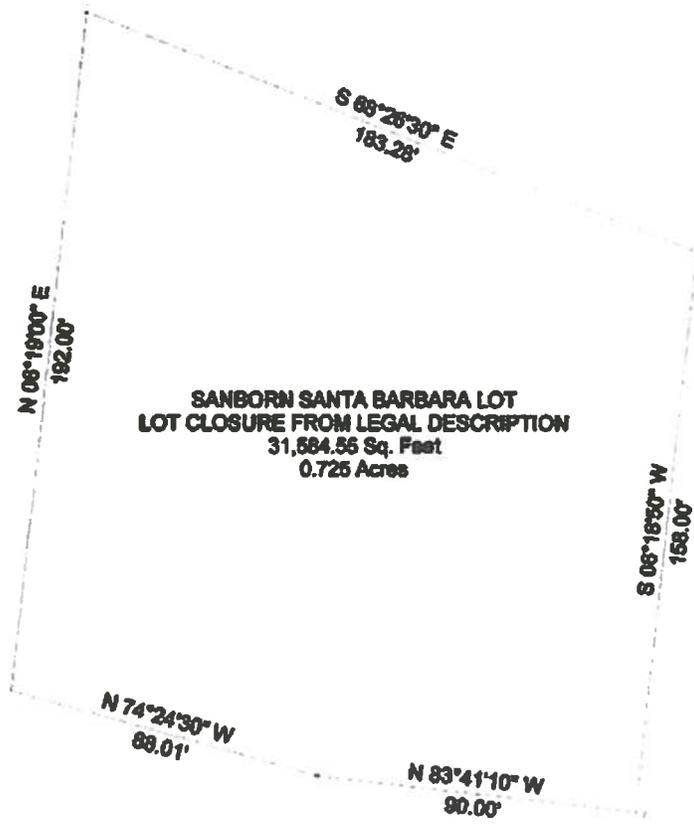
TRACT NAME: SANBORN SANTA BARBARA LOT
DESCRIPTION: LOT CLOSURE FROM LEGAL DESCRIPTION
DISTANCE UNITS: Feet
POINT OF BEGINNING: N=5000.00000', E=5000.00000'

TYPE	DIRECTION	DISTANCE	NORTHING	EASTING	DESCRIPTION
LINE	N 83°41'10" W	90.00'	5009.89777'	4910.54591'	
LINE	N 74°24'30" W	88.01'	5033.55308'	4825.77453'	
LINE	N 06°19'00" E	192.00'	5224.38744'	4846.89903'	
LINE	S 68°26'30" E	183.28'	5157.04152'	5017.35749'	
LINE	S 06°18'50" W	158.00'	4999.99989'	4999.98140'	

Area: 31,584.55 Sq. Feet, 0.725 Acres (Un-balanced)
Perimeter: 711.29'
Closing line: N 89°40'35" E, 0.02'
Error in closure: 1:38235

[Handwritten Signature]





SANBORN SANTA BARBARA LOT
LOT CLOSURE FROM LEGAL DESCRIPTION
31,584.55 Sq. Feet
0.725 Acres

P.O.B.



[Handwritten signature]

SANBORN SANTA BARBARA LOT		
DATE: 11/8/2010	SCALE: 1" = 50'	DRAWN BY: PED

Macomber Surveying

4023 Primavera Rd #B
Santa Barbara, Ca. 93110
phone 805 967-9226
fax 805 681-9158

date: June 4, 2010

RECEIVED
DEC 06 2010

CITY OF SANTA BARBARA
PLANNING DIVISION

To: Tom Sanborn

RE: Topography Map

Tom:

Per your request.

The area of the lot was determined by record bearing and distance for the boundaries of the lot as shown for Lot 3, Book 28, Page 85, Record of Surveys filed in August, 1947. Area = 31854 sq. ft.

The average slope was determined by using the formula from the city code, $S = .00229 \text{ IL/A}$. $S = 8.94\%$

A = lot size in acres $31584/43560 = .725$

I = Contour interval = 2 ft.

L = Length of contours = 1415.77

S = Average slope

Yours truly,



Archie L. Macomber, LS 4817



Macomber Surveying
4023 Primavera Rd #B
Santa Barbara, Ca. 93110
phone 805 967-9226
fax 805 681-9158

date: Oct. 11, 2010

To: Tom Sanborn

RE: Topography Map

Tom:

Per your request. This is a letter to correct a typo in a letter dated June 4, 2010. The Area is = 31584 not 31854 sq. ft. as stated in the previous letter.

The area of the lot was determined by record bearing and distance for the boundaries of the lot as shown for Lot 3, Book 28, Page 85, Record of Surveys filed in August, 1947. Area = 31584 sq. ft.

The average slope was determined by using the formula from the city code, $S = .00229 \text{ IL/A}$. $S = 8.94 \%$

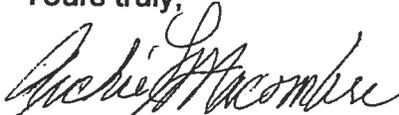
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I = Contour interval = 2 ft.

L = Length of contours = 1415.77

S = Average slope

Yours truly,


Archie L. Macomber, LS 4817



AVERAGE SLOPE

$$S = .002291L/A$$

$$S = 8.94$$

$$A = \text{LOT SIZE IN ACRES } 31584/43560 = .725$$

$$I = \text{CONTOUR INTERVAL} = 2 \text{ FT}$$

$$L = \text{LENGTH OF CONTOURS} = 1415.77$$

TABLE

$$688 = 212.56$$

$$686 = 204.93$$

$$684 = 207.10$$

$$682 = 199.88$$

$$680 = 186.84$$

$$678 = 192.20$$

$$676 = 126.69$$

$$674 = 58.55$$

$$672 = \underline{27.02}$$

$$1415.77$$

MIKE GONES
C I V I L E N G I N E E R

January 10, 2011

Job # 11338

Tom and Barbara Sanborn
1233 Mission Ridge Road
Santa Barbara, Ca.93101

Subject: 1233 Mission Ridge Road

In accordance with your request we calculated the average slope of subject parcel as 9.18%. The calculation was based on the field survey prepared by Macomber Surveying performed in 2010. We used the methodology per City Municipal Code Section 28.15.080. Lot Area was calculated as 31,584.62 Sq. Ft (0.725 acres).

Please call if we can be of further assistance at this time.

Sincerely,


Mike Gones





City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 19, 2011
AGENDA DATE: January 26, 2011
PROJECT ADDRESS: 1233 Mission Ridge Road (MST2011-000186)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner *DK*
Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The project consists of a proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet, and to construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a detached, 920 square foot one-story additional dwelling unit, with a 459 square foot two-car garage and a 125 square foot storage area that are attached to Unit 1. The discretionary application required for this project is a Performance Standard Permit to permit an additional one-family dwelling on a one-family residentially zoned lot (SBMC 28.93.2030).

II. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project have been reviewed by Staff and conceptually reviewed by the Single Family Design Board and have been found to be consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Mark Shields, Design Arc	Property Owner: Thomas and Barbara Sanborn
Parcel Number: 019-231-007	Lot Area: 31,584 square feet
General Plan: Residential, 1 unit/acre	Zoning: E-1
Existing Use: Residential	Topography: 8.94%
Adjacent Land Uses:	
North - Residential South - Residential	East - Residential West - Residential

B. PROJECT STATISTICS

	Main Residence	Additional Dwelling Unit
Living Area	3,796	920
Garage	407	459
Accessory Space	192	125

C. PROPOSED LOT AREA COVERAGE

Building: 5,899 sf 19% Hardscape: 8,070 sf 25.5% Landscape: 17,615 sf 55.5%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	30'	>30'	30'
-Interior	10'	>10'	10'
Building Height	30'	1 story	24'
Parking	4	2	4
Lot Area Required for Each Unit	15,000 sf	31,584 sf	No change
Open Yard	1,250 sf	>1,250 sf	>1,250 sf

The proposed structures meet all of the current zoning requirements.

A. PERFORMANCE STANDARD PERMIT FOR ADDITIONAL DWELLING UNIT

Chapter 28.93 of the Municipal Code provides opportunity for additional dwelling units on single family lots through the approval of a Performance Standard Permit (PSP). The criteria

for granting a PSP require that there be adequate lot area, egress and ingress, and that the location of the additional dwelling complies with all applicable ordinances.

The subject property is zoned E-1, with an average overall slope of 8.94%, which requires a minimum lot area of 15,000 square feet per unit. This 31,584 square foot property provides adequate lot area for two residences. Access to the lot and ingress/egress to each unit will be provided by the existing driveway off of Greenridge Lane. The location of both proposed residential units conforms to the requirements of the Zoning Ordinance, as shown in the table above.

V. DISCUSSION

A. ENVIRONMENTAL REVIEW

The proposed project would not block views of the ocean or mountains from important public viewing locations. While the project will change private views for a few of the adjacent residences, important scenic views and vistas of the larger community will not be impacted. The proposed project retains existing mature oak trees on the property, involves minimal grading, and is located in an area already fully developed with single family residences. The project, therefore, will not substantially degrade the visual character or quality of the site or significantly adversely affect day or nighttime views in the area. The City's Urban Historian has reviewed the project site and has determined that the existing residence on the site would not qualify as a Structure of Merit or Landmark and therefore, would not need further analysis in a Historic Structures Report. Staff and the Environmental Analyst have examined the site and reviewed the proposed plans, and have determined that the project will not result in a significant effect on the environment. Therefore the project has been determined to be exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 New Construction.

B. DESIGN REVIEW

This project was reviewed by Single Family Design Board (SFDB) on three occasions and meeting minutes are attached as Exhibit C. At the first meeting on July 19, 2010, the SFDB requested that the applicant reduce the square footage as well as size, bulk, and scale, and lower the ridge height. The main residence was proposed to be 143% of the FAR guidelines, and the Additional Dwelling Unit was proposed to be 32% of the FAR guidelines. Although maximum FARs are not applied as requirements for lots greater than 15,000 square feet in size, the Board felt that the overall size of the proposed main residence was excessive for this lot. However the Board stated that the Performance Standard Permit was supportable.

The project returned to the SFDB for a second time on August 30, 2010. The applicant responded to comments from the Board and concerns from the adjacent neighbors by lowering the ridge heights of the main structure and reducing the overall square footage. The main structure was also moved two feet to the north in order to address privacy concerns from the adjacent neighbor to the south. The Board appreciated the overall design however, stated the project could be further reduced in size.

When the project returned for its third review on November 22, 2010, the Board expressed their appreciation for the quality and style of architecture and stated that the project is well integrated with the lot. The applicant had reduced the size of the main house so that it is at 99% of the maximum guideline FAR, and the Additional Dwelling Unit was increased slightly to be 34% of the maximum guideline FAR. The Board was satisfied with this reduction in square footage. The project was continued with positive comments to the Staff Hearing Officer for review of the Performance Standard Permit. The Board requested that subsequent to the SHO review, and prior to returning to the SFDB, story poles be installed to the Standard Level as described in the Single Family Design Board Guidelines. The overall project design will continue to be reviewed by the Single Family Design Board.

VI. FINDINGS

The Staff Hearing Officer finds the following:

A. PERFORMANCE STANDARD PERMIT (SBMC 28.93.030)

The Staff Hearing Officer finds that the Performance Standard Permit complies with all standards of SBMC 28.93.030.E, including adequate lot area for two residential units, with associated existing accessory space, and adequate ingress and egress for each residence. The Additional Dwelling Unit has adequate ingress and egress, complies with all ordinance standards including height and setbacks, and is located on a lot of adequate size for an Additional Dwelling Unit in the E-1 zone district, as described in Section IV of the staff report.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated December 2, 2010
- C. SFDB Minutes

10 Year Site Lease
10000 Greenridge Lane
San Diego, CA 92121
619-447-1111

Steve A. Savarino AIA
Mark R. Savarino AIA
Kevin M. Savarino AIA

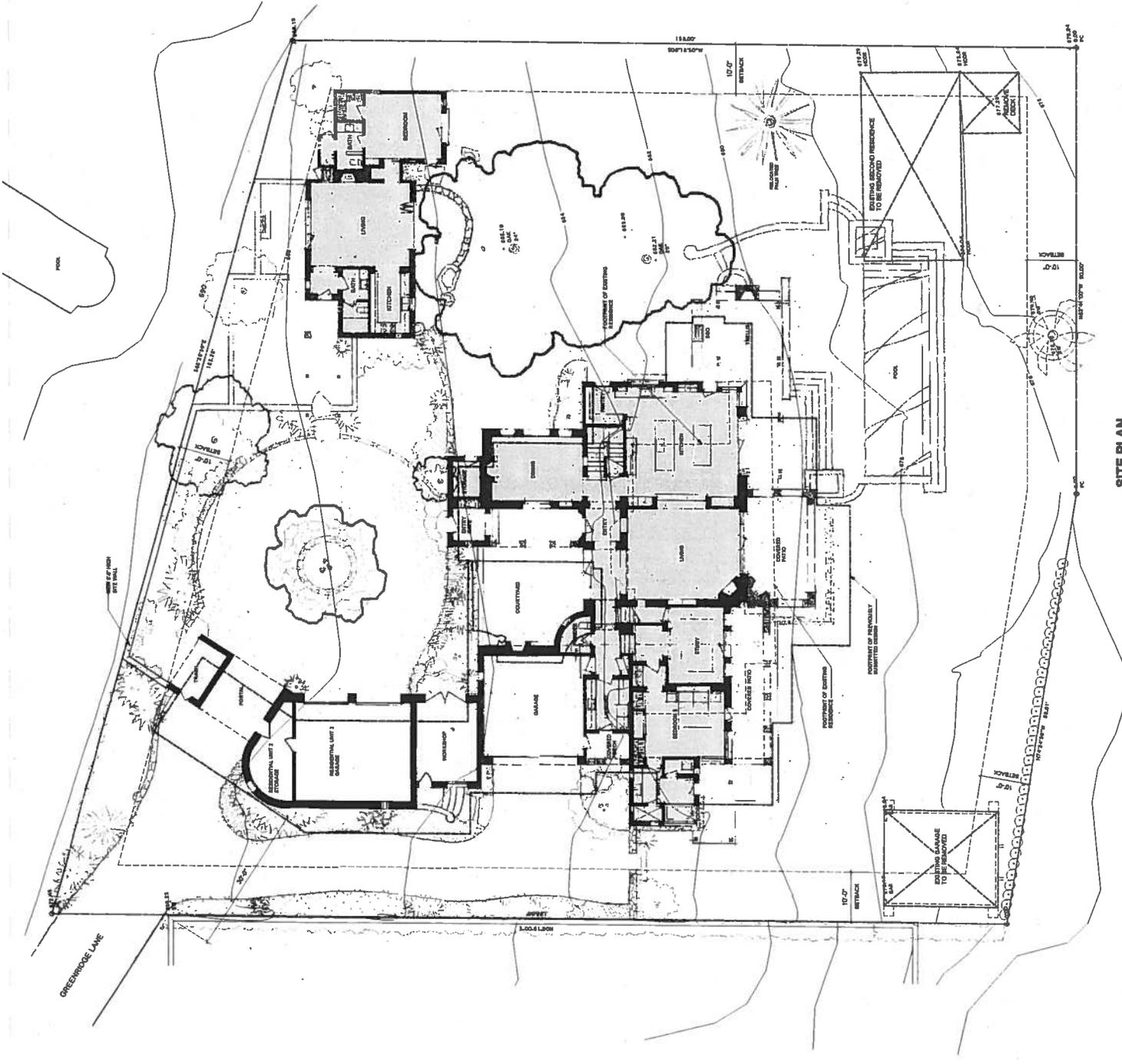
SANBORN RESIDENCE

1233 Mission Ridge Road
Santa Barbara, California

Project Name	Sanborn Residence
Project Address	1233 Mission Ridge Road, Santa Barbara, CA
Project No.	1233MR
Client	Mr. & Mrs. Sanborn
Architect	DesignARC
Date	10/15/01
Scale	1/8" = 1'-0"
Sheet No.	A1.1
Total Sheets	1.1

SITE PLAN

A1.1



SCALE: 1/8" = 1'-0"

SITE PLAN

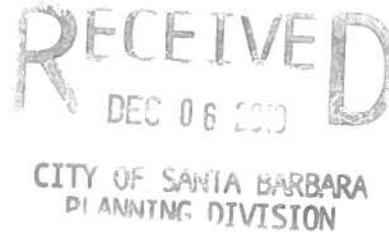
Tom and Barbara Sanborn

1233 Mission Ridge Rd
Santa Barbara, CA 93103

Home/Fax 805 845-8338
Office 805-845-6522
tsanborn@pacbell.net

December 2, 2010

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



Re: Performance Standard Permit, 1233 Mission Ridge Road; APN 019-231-007; E-1

Dear Staff Hearing Officer:

The following summary is provided for the above referenced property:

1. Proposal to demolish the existing residence, a secondary residence and a detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot with an average overall slope of 8.9% in the Hillside Design District. The proposal includes Residential Unit 1 as a 3,796 square foot two story single-family residence with an attached 407 square foot garage, attached 192 square foot workshop, 674 square feet of covered patio, 50 square feet of covered second story deck, pool, spa, hardscape and retaining walls. Residential Unit 2 is a proposed 920 square foot one-story residential unit with a 459 square foot detached two car garage and 125 square foot storage area. The proposed total of 4,395 square feet for Residential Unit 1 is 99.9% of the Design Guideline FAR. The proposed total of the 1,504 square feet for Residential Unit 2 is 34% of the Design Guideline FAR.
2. The subject property and design proposal meet the standards for an additional dwelling as provided by Chapter 28.93 of the City's Zoning Ordinance (Performance Standard Permits) Section 28.93.030 Paragraph E. (Additional Dwelling Units). The subject property, zoned E-1 is 31,584 square feet with an overall slope of 8.9%. The property has adequate ingress and egress.
3. No modifications of the proposed design are requested or currently required.

4. The property currently has two permitted, non-conforming structures; a secondary residence and a detached garage. The second residence was permitted and constructed as a two bedroom, two bath unit in the late 1940s. It encroaches five feet into the site's ten foot side yard setback and is considered non-conforming. The existing two car garage is sited within a foot of the southerly and westerly property lines and is also considered non-conforming. The removal of these two structures and the construction of the new one-bedroom, two-bath Residential Unit 2 and garage will remove existing encroachments, expand view sheds, help integrate and feature the mature oaks on the site, increase privacy for our neighbors, improve access in the event of fire or other emergencies and bring all structures on the site into conformance with current codes and standards. The Single Family Design Board on July 19th reviewed the overall conceptual plans and made separate motions to support the proposed additional dwelling unit and the proposed entry portal/ motor court configuration. The Board met on November 22nd and again strongly supported the current conceptual design and released it for consideration by the Staff Hearing Officer with a 7-0 vote.

Thank you for your consideration.

Sincerely,

Thomas H. Sanborn



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

1233 MISSION RIDGE RD

MST2010-00186

R- 2 SFR

Page: 1

Project Description:

This is a revised project description. Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. Staff Hearing Officer approval of a Performance Standard Permit is requested to allow an additional dwelling unit per SBMC 28.93.030.E. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor to lot area ratio. The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio.

Activities:

11/22/2010

SFDB-Concept Review (Cont.)

(Third concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Actual time: 3:31

Present: Marc Shields, Architect; Tom and Barbara Sanborn, Owners.

Public comment opened at 3:48 p.m.

Marc Chytilo, opposed: requested story poles; had issues with mass, bulk, and scale.

Judy Denenholz, opposed: requested applicants follow the good neighbor workshop process; requested story poles.

Keith Rivera, representing neighbors to immediate south: addressed privacy impacts, requested story poles demonstrating window toward neighbors open space.

Beverly Johnson Trial, opposed: requested a new survey.

Beverly Johnson Trial for Allan Trial: opposed: addressed floor area ratio concerns.

Sara Lytle, in favor of the project; nice addition to the Riviera neighborhood.

Larame Greene, in support of the project; massing is appropriate.

A letter of concern from Paula Westbury was acknowledged.

Public comment was closed at 4:02 p.m.

Activities:

Motion: Continued indefinitely Staff Hearing Officer with the following comments:

- 1) *The Board has given the applicant the option to either return to the Full Board after Story poles are installed, or proceed to the Staff Hearing Officer and then return to the Full Board. The Board requests story poles to be installed prior to returning to the full board.*
- 2) *The Board compliments and appreciates the applicant's reduction in square footage and the quality of architecture.*
- 3) *The quality and style of architecture are well integrated with lot; the alcove/portal entry to the garage is well executed.*

Action: Miller/Woolery, 7/0/0. Motion carried.

11/15/2010 SFDB-Resubmittal Received

concept continued.

8/30/2010 SFDB-Concept Review (Cont.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Actual time: 6:02

Present: Mark Shields, Architect; Bruce Bartlett, Designer; Mr. and Mrs. Sanborn, Owners.

Ms. Bedard, Planning Technician provided staff comments and remained available to respond to questions from the Board. The applicant submitted four public comment letters in support of the project.

Public comment was opened at 6:22 p.m.

Greg Baranoff: addressed potential second unit, concerned about square footage.

Marc Chytilo, representing Judy Denenholtz: concerned about project size and west wall massing.

Beverly Johnson Trial: concerned about kitchen, lack of screen trees, and loss of views.

Alain Trial: concerned that architecture is contrary to guidelines.

Dan Gainey, neighbor: concerned about loss of privacy.

Keith Rivera: representing Mr. and Mrs. Gainey: concerned about loss of privacy, requested 3-D model.

Katie O'Rielly Rogers: representing Mr. and Mrs. Gainey: concerned about privacy issues, project size.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 6:43 p.m.

Motion: Continued indefinitely to the Full Board with the comment to significantly reduce the square footage.

Action: Bernstein/Miller, 6/0/1. Motion carried. (Carroll abstained.)

8/23/2010 SFDB-Resubmittal Received

3 sets of plans + resubmittal forjm

Activities:**7/19/2010****SFDB-Concept Review (New) - PH**

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Actual time: 6:16

Present: Bruce Bartlet, Architect, DesignARC; Mark Shields, Designer; Tom and Barbara Sandborn, Owners.

Public comment was opened at 6:34 p.m.

Judy Denenholz: opposed to the large size; concerned about fire truck access and neighborhood incompatibility.

Dan Gainey, neighbor: opposed to the loss of privacy.

Greg Baranoff: concerned about loss of views and the large size.

Beverly Johnson Trial: opposed to the large house on a small lot; read a letter from Jim Knight who urged the Board to adhere to the NPO, SFR and Hillside guidelines.

Public comment was closed at 6:52 p.m.

Seven letter expressing opposition or concerns from David and Judy Denenholz, Edith Baranoff, Alain Trial, Jim Knight, Charles Joyce Wright, Frank and Gina Meyers, and Paula Westbury were acknowledged. A letter in support containing 23 signatures was acknowledged. Four additional letters in support from Mary Lou Fahy, Bill Freudenberg & Sarah Stewart, Laurel G. Phillips, and Glen & Dorothy Dyruff were submitted by the applicant.

Motion: Continued four weeks to the Full Board with the following comments:

- 1) Study reducing the square footage as well as size, bulk, and scale.*
- 2) Study lowering the ridge height.*
- 3) Provide supporting information about impacts of the house on the neighborhood. Consider installing story poles. Provide a site section through the property.*
- 4) Provide an arborist report for the existing Oak trees near the house.*
- 5) Provide additional information for landscaping along western property line.*
- 6) The performance standard permit is supportable because there is an existing guest house.*
- 7) The front entry portal design is appreciated.*

Action: Woolery/Bernstein, 7/0/0. Motion carried.

7/6/2010**SFDB-Concept Review (New) - PH**

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Postponed two weeks at the applicant's request.



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 002-11
1233 MISSION RIDGE ROAD
PERFORMANCE STANDARD PERMIT
JANUARY 26, 2011

APPLICATION OF MARK SHIELDS OF DESIGN ARC, ARCHITECT FOR THOMAS AND BARBARA SANBORN, PROPERTY OWNERS, 1233 MISSION RIDGE ROAD, APN 019-231-007, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2010-00186)

Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor to lot area ratio. The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio. The discretionary application required for this project is a Performance Standard Permit to permit an additional dwelling on a one-family residentially zoned lot (SBMC § 28.93.030.E). The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, 1 person appeared to speak in favor of the application, and 5 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 19, 2011.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Laurel G. Phillips, 1214 High Ridge Road, Santa Barbara, CA 93103.
 - b. Glen and Dorothy Dyruff, 1234 Mission Ridge Road, Santa Barbara, CA 93103.
 - c. Mary Lou Fahy, 1219 High Ridge Road, Santa Barbara, CA 93103.
 - d. Bill Freudenburg and Sarah Stewart, 1235 Mission Ridge Road, Santa Barbara, CA 93103.
4. Correspondence received in opposition to the project:
 - a. Keith Rivera, 339 Woodley Court, Santa Barbara, CA 93105.
 - b. Dan and Diane Gainey, 817 Arbolado Road, Santa Barbara, CA 93103.

EXHIBIT E

- c. Marc Chytilo, P.O. Box 92233, Santa Barbara, CA 93190.
- d. Judy and David Denenholtz, 1225 Mission Ridge Road, Santa Barbara, CA 93103.
- e. Beverly Johnson Trial, 1218 High Ridge Lane, Santa Barbara, CA 93103.
- f. Alain Trial, 1218 High Ridge Lane, Santa Barbara, CA 93103.
- g. Beth Ford, 314 Elizabeth Street, Santa Barbara, CA 93103.
- h. Frank and Gina Meyers, 1229 Mission Ridge Road, Santa Barbara, CA 93103.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the Performance Standard Permit, making findings that the Performance Standard Permit complies with all standards of SBMC 28.93.030.E, including adequate lot area for two residential units, with associated existing accessory space, and adequate ingress and egress for each residence. The Additional Dwelling Unit has adequate ingress and egress, complies with all ordinance standards including height and setbacks, and is located on a lot of adequate size for an Additional Dwelling Unit in the E-1 zone district, as described in Section IV of the Staff Report.
- II. Said approval is subject to the following conditions
 - A. The two existing oak trees (20" and 24") on the east side of the property shall be preserved, protected, and maintained. The recommendations for tree protection during construction, including the suggested changes to the plans included in the body of the arborist letter report from Westree dated August 12, 2010, shall be incorporated into the project and included in any plans submitted for a building permit associated with this project.
 - B. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way or Greenridge Lane, unless specifically permitted by the Transportation Manager with a Public Works permit.
 - C. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.

This motion was passed and adopted on the 26 day of January, 2011 by the Staff Hearing Officer of the City of Santa Barbara.

STAFF HEARING OFFICER RESOLUTION No. 002-10
1233 MISSION RIDGE ROAD
JANUARY 26, 2011
PAGE 3

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo
Kathleen Goo, Staff Hearing Officer Secretary

1/31/11
Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Single Family Design Board (SFDB) approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

ACTUAL TIME: 9:18 A.M.

B. APPLICATION OF MARK SHIELDS OF DESIGN ARC, ARCHITECT FOR THOMAS AND BARBARA SANBORN, PROPERTY OWNERS, 1233 MISSION RIDGE ROAD, APN 019-231-007, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2010-00186)

Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor to lot area ratio. The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio.

The discretionary application required for this project is a Performance Standard Permit to permit an additional dwelling on a one-family residentially zoned lot (SBMC § 28.93.030.E).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Kelly Brodison, Assistant Planner

Present: Mark Shields, Architect; and Thomas and Barbara Sanborn, Owners.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation, and announced a correction to the staff report in the correct maximum height of the building to be 29 feet, 6-inches, and not 24 feet as stated in Section IV, of the staff report.

The Public Hearing was opened at 9:41 a.m.

The following people spoke in opposition or with concerns regarding the proposed project:

1. Keith Rivera (neighbor to and agent for Dan & Diane Gainey) requested that the pending story poles address second-floor window locations in order to further address potential neighborhood privacy impacts.

2. Beverly Johnson Trial (northerly neighbor – also submitted and read letter from husband Alan Trial), requested a delay in review of the proposed project until pending installation of story poles, and spoke of concerns of negative impacts to neighborhood density.
3. Beth Ford (with two submitted photos), spoke of concerns of density impacts and the existing difficulty for safe ingress and egress.
4. Marc Chytilo spoke of concerns of inadequate safe emergency access in the High Fire area of the proposed project, inadequate safe ingress and egress, negative neighborhood impact and compatibility issues, massing FAR calculations, and massing of the motor court.
5. Judy Denenholz, spoke of concerns regarding the inadequate size of the lot to support two structures, large FAR calculations, and negative neighborhood impacts.

Laurel Phillips spoke in support of the proposed project, and commented on the beauty of the proposed project and the patience of the owners.

Various public correspondence letters and one petition in support were submitted by Thomas Sanborn (from Laurel Phillips, Glen and Dorothy Dyruff, Mary Lou Fahy, Bill Freudenburg and Sarah Stewart).

Letters in opposition were acknowledged from Dan and Diane Gainey and Marc Chytilo (agent for Judy and David Denenholtz).

The Public Hearing was closed at 10:00 a.m.

Jim Austin, Fire Inspector III/Investigator, stated that he did not have specific reports from fire crews of any difficulty of ingress or egress to Greenridge Lane, and that his assessment on the high fire safety of the existing structures and site and the proposed structures and new landscaping is that the project improves the existing situation.

Melissa Hetrick, Environmental Analyst/Project Planner, spoke on the project's CEQA categorical exemption requirements.

Ms. Brodison clarified the FAR calculations and the surveys conducted to confirm those calculations.

Ms. Reardon clarified with the applicant the intent to include tree protection measures during construction and discussed potential conditions of approval. The applicant expressed agreement with the proposed conditions of approval.

ACTION:

Assigned Resolution No. 002-11

Approved the Performance Standard Permit making the findings outlined in the written Staff Report dated January 19, 2011.

Said approval is subject to the following conditions:

- A. The two existing oak trees (20" and 24") on the east side of the property shall be preserved, protected, and maintained. The recommendations for tree protection during construction, including the suggested changes to the plans included in the body of the arborist letter report from Westree dated August 12, 2010, shall be incorporated into the project and included in any plans submitted for a building permit associated with this project.
- B. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way or Greenridge Lane, unless specifically permitted by the Transportation Manager with a Public Works permit.
- C. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

ACTION:

(10:19 a.m.)

A five minute break was called to give the applicant of Item A, 2849 Verde Vista Drive time to return to the Public Hearing.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:43 a.m.

Submitted by,

Kathleen Goo, Staff Hearing Officer Secretary

37 West Cole Street
 San Mateo, CA 94401
 650 997 1831
 www.designarc.com
 1415 S. GARDEN AVE.
 STEVEN M. GARDNER, AIA

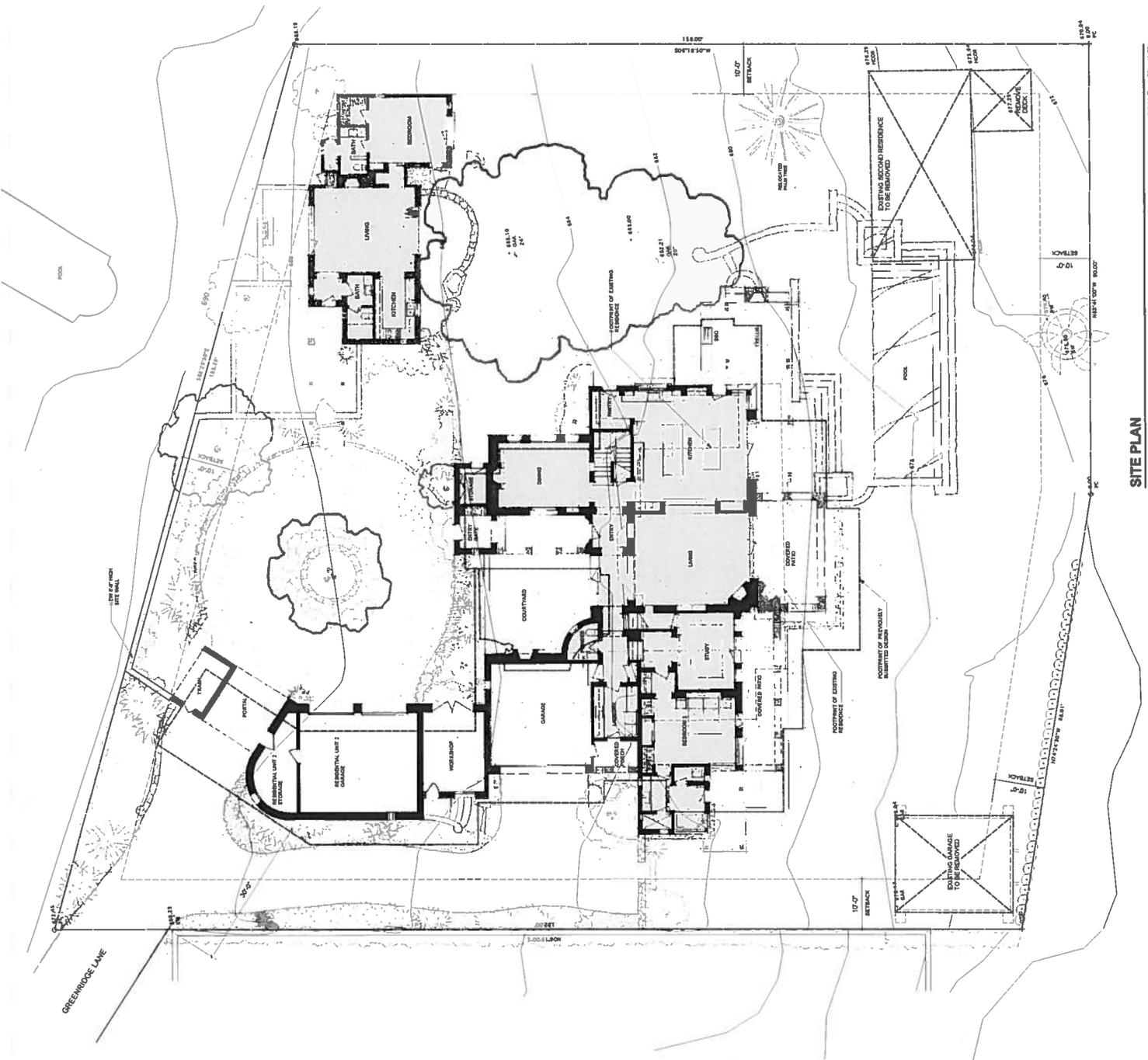
**SANBORN
 RESIDENCE**
 1233 Mission Ridge Road
 San Bruno, California

Project Name	Sanborn Residence
Client	XXXXXXXXXX
Architect	DesignARC
Date	XXXXXXXXXX
Scale	1/8" = 1'-0"

SITE PLAN

A1.1

Date: XXXXXXXX



SITE PLAN

SCALE 1/8" = 1'-0"

EXHIBIT G

