



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 2, 2007  
**AGENDA DATE:** April 9, 2007  
**PROJECT ADDRESS:** 1635 Mira Vista (MST2006-00097)  
**TO:** Bettie Weiss, City Planner & Susie Reardon, Senior Planner  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 18,000 square foot project site is currently developed with a single-family residence with attached garage. The proposed project involves a reconfiguration of the existing driveway to allow relocation of the garage door to the elevation facing the street. The discretionary application required for this project is a Modification to permit a retaining wall with fence on top, to exceed three and one-half feet (3 ½') in height when located within ten-feet of a front lot line or for the first twenty-feet along a driveway (SBMC § 28. 87.170).

Date Application Accepted: February 26, 2008      Date Action Required: May 26, 2008

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Bill Wolf ( Pacific Architects)	Property Owner: Michael Millholand
Parcel Number: 019-090-051	Lot Area: 16,628 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: Single Family Residence	Topography: 8% Slope
Adjacent Land Uses:	
North – Single Family Residence	East – Single Family Residence
South – Single Family Residence	West – Single Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	5,160 sf	No Change
Garage	566 sf.	No Change
Accessory Space	None Existing	No Change

**III. LOT AREA COVERAGE**

Lot Area:	16,628 sf
Building:	5,726 sf; 34%
Hardscape:	2,505 sf; 15%
Landscape:	8,397 sf; 51%

**IV. DISCUSSION**

This project was reviewed by the Single Family Design Board (SFDB) on December 10, 2007 and received favorable comments. It was the Board's position that the Modification is technical in nature and poses no adverse impacts to the neighborhood.

The current property owner is proposing upgrades to the existing development on site that will include relocating the garage door to the side of the garage facing the street, and reconfiguring the driveway. In order to make the maneuvers required for accessing the new garage opening, a retaining wall will be necessary to accommodate the grade change from the street. Although the retaining wall, with hedge above, may reach an accumulative height of thirteen and one-half feet (13 ½'), only the 3 ½' high hedge will be visible from the private street above. It is Staff's position that the Modification being requested will not result in safety issues for the community and will allow for removal of a vast amount of paving which currently exists on site. The area that is currently paved will no longer be needed and is proposed to be landscaped for an improved front yard appearance for the site.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project by making the required findings that the Modification of wall heights is necessary to secure an appropriate improvement on site by allowing retention of front yard area that will be used for accessing the required parking, and meets the purpose and intent of the ordinance by not creating a safety issue for the community. Said approval should be subject to the condition that the hedge above the proposed retaining wall be maintained at a maximum allowable height of 3 ½ from the street, so as to appear to be within compliance of the code, from the public right-of-way.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 26, 2008
- C. SFDB Minutes

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Contact/Case Planner: Roxanne Milazzo, Associate Planner  
([rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805)564-5470



Feb 26, 2008

Attn: To whom it may concern  
City of Santa Barbara Planning Division  
630 Garden Street  
Santa Barbara, Ca. 93101  
PH: 805-564-5470

**Project Address: 1635 Mira Vista- Santa Barbara, CA-**  
**APN: 019-090-031**

Re: Modification support to allow a retaining wall taller than 42" and closer than 10'-0" from the front yard property line.

To whom it may concern,

Pacific Arc. Inc. Architects is requesting the support of a request to allow a retaining wall taller than 42" and closer than 10'-0" from the front yard property line.

We are proposing a reconfiguration of the existing driveway and entrance to garage, which will require a modification of the existing concrete retaining system along the existing driveway at the front of the property. We feel this will allow for better drainage of storm water as well as reduce paving on site. The proposed retaining system will stand 10'-0" at its highest point from inside of the property and no more than 2'-0" at the street front.

We have attached site drawings to help show our request. Please call if you have any questions or if you need any additional information. Thank you for all your help.

Sincerely,

William S. Wolf  
For Pacific Arc INC. Architects  
cc: File

## 1635 MIRA VISTA - SFDB COMMENTS

December 10, 2007

Public comment opened at 6:49 p.m.

A letter from Paula Westbury was acknowledged by the Chair.

Public comment closed at 6:50 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and continued indefinitely to the Consent Calendar with the following comments:

- 1) The modification is technical in nature and poses no adverse impacts to the neighborhood.
- 2) The Board finds the project supportable.
- 3) The project is ready for Preliminary Approval on Consent Calendar.

Action: Zink/Deisler, 6/0/0. Motion carried. (Woolery absent.)