



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 026-07

2230 CLIFF DRIVE

MODIFICATION

APRIL 11, 2007

APPLICATION OF DOUGLAS KEEP FOR TERI JORY & SETH GEIGER, 2230 CLIFF DRIVE APN 041-252-071, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00303)

The project site is located on the corner of Cliff Drive and Fellowship Road. Current development on site consists of a single family residence and garage. The proposed project involves complete demolition of all existing structures and the construction of a 2,260 square foot two-story residence with attached 2-car garage. At a Public Hearing on February 28, 2007, the Staff Hearing Officer continued the item with the recommendation to pull the residence to the front yard setback facing Cliff Drive and reducing the unit size to provide a backyard of adequate dimensions. This is the revised project. The discretionary application required for this project is a Modification to provide a portion of the open yard within the front yard and with dimensions less than twenty-feet (20') (SBMC§28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

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

WHEREAS, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, April 4, 2007.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Mark and Lorraine Michalak, 2228 Cliff Drive, Santa Barbara, CA 93109
4. Correspondence received in opposition to the project:
 - a. Robert Pietsch, 405 Fellowship Road, Santa Barbara, CA 93109
 - b. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.
 - c. Susan Horne, 2218 Channing Way, Santa Barbara, CA 93109

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


Denied the open yard modification, making the findings that the Modification is not consistent with the purpose or intent of the Zoning Ordinance regarding private open areas, and overall footprint and size of the project.

This motion was passed and adopted on the 11 day of April, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

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, Staff Hearing Officer Secretary



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 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.
3. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
4. **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.
5. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications 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 not 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.