



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 053-07  
1600 SHORELINE DRIVE  
MODIFICATIONS  
JULY 18, 2007

**APPLICATION OF JAMES ZIMMERMAN FOR JACK BENADON & KATHLEEN MEEHAN, 1600 SHORELINE DRIVE, APN 045-172-013, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL ZONE OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2007-00123)**

The 7,866 square foot project site is located on the corner of Shoreline and Loyola Drives. Current development on site consists of a single-family residence and attached garage. The proposed project involves the conversion of the existing garage to habitable space, replacement of a 2-car garage, 936 square feet of second story and an upstairs deck. The discretionary applications required for this project are Modifications to permit: Less than the 1,250 square feet of open yard as required (SBMC §28.15.060); alterations to portions of the residence currently located within the required front yard facing Loyola (SBMC §28.15.060); and to allow a wall height in excess of 3 1/2' when located within ten-feet of a front lot line or for the first 20' along the driveway (SBMC §28.87.170).

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

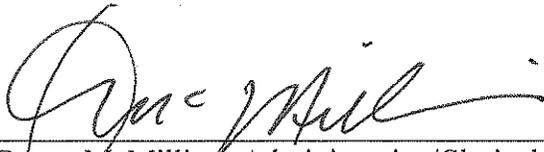
1. Staff Report with Attachments, July 11, 2007.
2. Site Plans

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

Approved the project, making the findings that the Modifications requested for this project are necessary to secure appropriate improvements, and do not violate the purpose or intent of the Zoning Ordinance in that the window and door changes off Loyola Road are technical in nature and do not change the existing encroachment, that adequate open yard area is being provided on site, and that the section of over height wall does not create a safety issue for the community. The open yard modification as requested is approved under the conditions that: 1) Prior to the return to Single-Family Design Board, the applicant shall meet with adjacent neighbors to review the second-story window placement design so that there is mutual understanding of line-of-sight issues; 2) In working with staff to prepare for the return to the Single-Family Design Board, the applicant shall ensure he/she complies with the new over-85% FAR standards. 3) The applicant shall study increasing the open foot print to consider reducing or shifting the building foot print forward by at least 3 feet to come closer to conformance with zoning standards and increase the open yard area.

This motion was passed and adopted on the 18th day of July, 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.



7-23-07

Deana McMillion, Administrative/Clerical Supervisor for     Date  
Kathleen Goo, Staff Hearing Officer Secretary

**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.