



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 041-13 2230 CLIFF DRIVE MODIFICATIONS JULY 24, 2013

#### APPLICATION OF DOUGLAS KEEP ARCHITECT FOR TERI JORY & SETH GEIGER, 2230 CLIFF DRIVE, APN 041-252-071, E-3 ONE-FAMILY RESIDENCE AND SD- 3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00162)

The 5,428 square foot, corner parcel is currently developed with a portion of a one-story duplex and a detached two-car garage. The remainder of the duplex is on the adjoining parcel to the east. The proposed project involves the demolition of the garage and the portion of the existing duplex that is located on the subject property, and the construction of a new two-story, 2,032 square foot residence with an attached 449 square foot, two-car garage, site fencing, and landscaping.

The discretionary applications required for this project are Open Yard Modifications to: 1) Allow for the reduction in the required 1,250 square foot; and 2) Allow a portion of the required open yard to be located in the front yard and required front setback along the primary frontage (SBMC § 28.15.060.C and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302 (Replacement or reconstruction of existing structures).

**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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 18, 2013.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA.
  - b. David Tait, Santa Barbara, CA.

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

- I. Approved the requested Open Yard Modifications making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed Open Yard Modifications are appropriate because the new development will observe all required setbacks, is consistent with the pattern of development for the neighborhood and the proposed open yard will provide a useable open yard at the side of the residence.

