



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 042-13 1315 MISSION RIDGE ROAD MODIFICATIONS JULY 24, 2013

**APPLICATION OF ERIC SWENUMSON ARCHITECT FOR CAROL OSTROFF,
1315 MISSION RIDGE ROAD, APN 019-210-017, E-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE
(MST2013-00209)**

The 13,277 square foot site is currently developed with a 2,424 square foot residence and a two-story detached accessory building, including a 315 square foot, two-car carport above a 324 square foot detached accessory space. The proposed project involves the legalization of several "as-built" improvements to the residence: a 41 square foot addition to connect the residence to the detached accessory space, conversion of accessory space to a bedroom, and the following proposed improvements: installation of new windows, doors, and lighting.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow additions and alterations including new windows, doors, and lighting to the existing structure within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow the installation of a new window within the required 10-foot interior setback. (SBMC § 28.15.060 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 15301 (Existing Facilities).

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.

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

- I. Approved the requested Front and Interior Setback 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 improvements to the residence are appropriate because the conversion of accessory space to a bedroom, the as-built hallway addition, windows, doors, and lighting, are not visible from the adjacent neighbor's property or the street and result in an appropriate addition to the main residence. The Front and Interior Setback Modifications are not anticipated to adversely impact adjacent neighbors or the street.

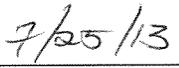
- II. Said approval is subject to the following conditions:
 - A. Obtain a building permit for all unpermitted work.
 - B. All lighting shall comply with SBMC § 22.75.
 - C. The resulting bedroom shall not be used as a separate dwelling unit.
 - D. Due to the proposed floor plan configuration the amenities for the bedroom shall be limited to amenities that are allowed in a detached accessory building.
 - E. The existing vegetation within ten feet of the front property line and within ten feet of the driveway for a distance of 20 feet back from the front property line shall be reviewed by the Transportation Engineer to determine if the height of the vegetation should be reduced to less than the Zoning Ordinance requirement of 3 ½' given the potential visual impairment of vehicles exiting the driveway. Any necessary trimming or removal of vegetation within this area shall occur prior to the final sign-off of the building permit. The vegetation shall be maintained to not exceed 3 1/2' in height or to not exceed the maximum height recommended by the Transportation Engineer, whichever is lower.

This motion was passed and adopted on the 24th day of July, 2013 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 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 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 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.