



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 049-13
1030 ARBOLADO ROAD
MODIFICATION
SEPTEMBER 4, 2013

**APPLICATION OF JAMES KYLE, BLACKBIRD ARCHITECTS, FOR STEVE BUCHANAN,
1030 ARBOLADO ROAD, APN 019-220-031, E-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE
(MST2013-00319)**

Proposal for alterations to a site plan approved under MST2006-00644, consisting of the relocation of approved retaining walls to create a turnaround area at the top of the shared driveway. The previously approved project is actively under construction under building permit BLD2008-02819, and includes the construction of a major addition to the existing two-story residence and related site improvements. The discretionary application required for this project is an Open Yard Modification to allow the required open yard to be located within the remaining front yard.

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

1. Staff Report with Attachments, August 15, 2013.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.
 - b. Susan M. Basham. for Price, Postel & Parma, LLC, agent for Bryan Watt and Leila Srour, Santa Barbara, CA.
 - c. Tom, DiGiovanni, Santa Barbara, CA.

I. **NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer approved the subject application making the finding and determination that the requested Open Yard Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed turnaround area provides a safe and reasonable turnaround area (allowing the property owners of both the subject property and the adjacent property as well as guests to safely turn their cars around at the end of the long steep driveway and exit the shared driveway in a safe manner), and adequate recreational space is provided on the site, as described in Section IV of the written Staff Report.

II. Said approval is subject to the following conditions:

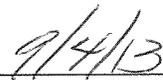
- A. The turnaround area shall be labeled on the site plan as a “no parking” area and the turnaround area shall be signed as a “no parking” area in the field.
- B. The turnaround area shall be revised to be the minimize size necessary as determined by Transportation Staff.

This motion was passed and adopted on the 4th day of September, 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. **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 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.

