



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 008-14 2948 VENTURA DRIVE MODIFICATIONS MARCH 5, 2014

#### **APPLICATION OF AMY TAYLOR, ARCHITECT FOR LEAH AND DON FINEBERG, 2948 VENTURA DRIVE, APN: 053-291-041, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION (5 UNITS/AC): LOW DENSITY RESIDENTIAL (MST2014-00022)**

The 5,000 square-foot site is currently developed with a 992 square foot, one-story residence and a detached 398 square foot two-car garage. The proposed project involves demolition of the existing front and rear porches and the construction of a 35 square foot addition, a 131 square foot front entry porch with new entry steps, a 248 square foot rear trellis, an increase to the height of a portion of the roof on the east side of the dwelling, new windows, doors and skylights, and exterior alterations to the dwelling.

The discretionary applications required for this project are:

1. Front Setback Modification to allow new steps to be located within the required 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an addition and exterior alterations, including new windows and raising the height of the roof in the required interior setback (SBMC § 28.15.060 & 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

**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:

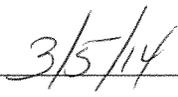
1. Staff Report with Attachments, February 27, 2014.
2. Site Plans
3. Correspondence received in support of the project:  
Ms. Melinda Greene, Santa Barbara, CA.
4. Correspondence received expressing concerns with the project:  
Ms. Alison Daniels, Santa Barbara, CA.

- I. NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer approved the subject application making the following findings and determinations:
- A.** The front setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot because the steps are not anticipated to adversely impact the adjacent neighbors or the visual openness of public street frontage.
  - B.** The interior setback Modification at the east side of the property is consistent with the purposes and intent of the Zoning Ordinance, and is necessary to secure an appropriate improvement on the lot, because it provides a uniform improvement to allow a living room addition and the window changes and increase in roof height are not anticipated to adversely impact the adjacent neighbors
- II.** Said approval is subject to the following conditions:
- A.** All hedges on the property shall be reduced to comply with SBMC §28.87.170.
  - B.** The water softener shall be removed from the interior setback.

This motion was passed and adopted on the 5<sup>th</sup> day of March, 2014 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.