



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 013-14 215 LA JOLLA DRIVE MODIFICATIONS MARCH 19, 2014

APPLICATION OF DAVID VANHOY ARCHITECT FOR FRANK D. AND MARLENE BUCY, 215 LA JOLLA DRIVE, 041-363-004, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2013-00528)

The 6,000 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone and is developed with a 1,533 square foot, one-story, single-family residence, including an attached, 422 square foot, two-car garage. The proposed project includes the demolition of the existing garage, reconstruction of a 409 square foot garage in the same location, construction of a 398 square foot one-story addition, a 379 square foot second floor addition, and an 86 square foot second story deck. The proposal also includes a major façade and interior remodel. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow reconstruction of a conforming two-car garage at a lower elevation within the required 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Interior Setback Modification to allow the reconstruction of a conforming two-car garage at a lower elevation within the required six-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 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, one person appeared to speak in favor of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, March 13, 2014.
2. Site Plans
3. Correspondence received in opposition to or with concerns on the project:
 - a. Rhonda J. Seiter, Santa Barbara, CA. (with two signed petitions of 26 names total).
 - b. James R. Seiter, Santa Barbara, CA.
 - c. Rev. David Bard Greene, Santa Barbara, CA.

- d. Barbara Thorburn-Greene, Santa Barbara, CA.
- e. Mark Mittermiller, Santa Barbara, CA.
- f. Chris Kent, Santa Barbara, CA.
- g. KALAssociates, LLC, Santa Barbara, CA.


I. **NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer 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 garage is appropriate because it will provide a two-car garage that meets the Parking Design Standard Requirements, it is located approximately in the footprint of the existing garage, and it is not anticipated to adversely impact the visual openness of the public street frontage or the adjacent neighbor to the south because it is located in the same footprint of the existing structure.

This motion was passed and adopted on the 19th 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. 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.