



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 025-14
25 VIA ALICIA
MODIFICATION
MAY 14, 2014

APPLICATION OF JIM DAVIS, WADE DAVIS DESIGN FOR DEREK AND CINDY YEOMAN, 25 VIA ALICIA, APN: 015-311-006, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC), (MST2014-00111)

The 16,802 square foot lot is located in the Hillside Design District, and is developed with a 2,277 square foot Two-story residence, and a detached 430 square foot two-car garage. The proposed project is for a remodel and addition to the existing two story dwelling, including a proposed 216 square foot addition to the upper level and 131 square foot addition to the lower level and an expansion of the front entry deck, all of which will encroach into the required 25 foot front setback. The residence currently encroaches into the required front setback. The discretionary application required for this project is a Front Setback Modification to allow additions and alterations within the required 25 foot front 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, 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, May 8 2014.
2. Site Plans

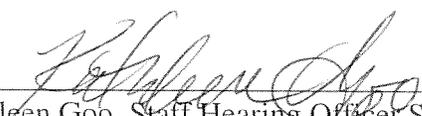
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the Front Setback Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The small encroachments into the front setback are appropriate because they will provide a uniform improvement to the dwelling and are not anticipated to adversely impact adjacent neighbors on a lot that is constrained by steep slopes and location of existing development

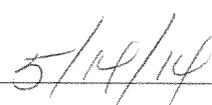
- II. Said approval is subject to the following conditions:
- A. Demonstrate compliance with Tier 3 Basic Storm Water Management Program (SWMP) requirements on the plan set.
 - B. Specify the proposed best management practices (BMPs) and their location on the site and landscape plans, and note that the BMP is shown to comply with Tier 3 SWMP requirements.
 - C. The hedges located adjacent to the driveway, shall be reviewed by the Public Works Departments Supervising Transportation Engineer to improve visibility of vehicles using the driveway for ingress and egress from the subject property and from the public right-of-way.

This motion was passed and adopted on the 14th day of May, 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.