

City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 030-16
1405 MISSION RIDGE ROAD
MODIFICATION
MAY 11, 2016

APPLICATION OF CHRIS MANSON-HING, ARCHITECT FOR MARIA BRANT LIVING TRUST, 1405 MISSION RIDGE ROAD, APN: 019-210-001, A-2 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 2 DU/ACRE) (MST2016-00024)

The 42,623 square-foot site is currently developed with 3,954 square foot, two-level, single family dwelling and an attached 361 square foot, two-car garage. The proposed project involves construction of 430 square feet of additions to the dwelling, 211 square feet of additions to the garage, a new 1,155 square foot porch and covered terrace at the rear of the dwelling, alterations to the roof, new windows and doors, an interior remodel, new landscaping and 604 cubic yards of cut and fill grading. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,956 square feet on a 42,623 square foot lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area (FAR). An Administrative Height Exception is requested for the over height wall. This project will address violations in a Zoning Information Report (ZIR2015-00062).

The discretionary application required for this project is a Front Setback Modification to allow an addition to the garage with a new opening and an increased roof height within the required 30-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 to 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 5, 2016.
2. Site Plans

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

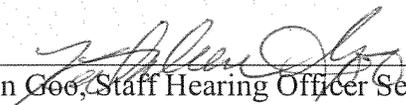
- I. Approved the requested Front Setback Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garage addition with new window is appropriate because it will allow for a conforming two-car garage size to provide for the parking of two vehicles, and due to the grade difference along Mission Ridge Road street frontage, the expanded garage with new window in the required setback is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

II. Said approval is subject to the following conditions:

- A.** An Administrative Height Exception shall be obtained for the over height wall, or the over height wall shall be reduced to comply with the Zoning Ordinance.
- B.** The violations outlined in ZIR2015-00062 shall be corrected as part of this proposal and shall be included in the Scope of Work for the project at the time of Building permit submittal.
- C.** The "as-built" paved area along the front of the property and along the west side of the dwelling shall be reduced in size to the minimum amount necessary for maneuvering as determined by Transportation staff and if not necessary shall be removed and replaced by landscaping subject to review by the Single Family Design Board (SFDB).
- D.** The existing pillar/mailbox structure within the public right-of-way on the east side of the driveway shall either be removed or the applicant shall obtain approval from the Public Works Department to allow it to remain as blocks visibility of the roadway when exiting the site.

This motion was passed and adopted on the 11th day of May, 2016 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.