



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 032-16 2878 VERDE VISTA DRIVE MODIFICATIONS MAY 11, 2016

APPLICATION OF BILDSTEN ARCHITECTURE AND PLANNING, APPLICANT FOR PERKINS FAMILY TRUST 10-6-99, 2878 VERDE VISTA DRIVE, APN: 053-362-023, E-3 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00628)

The 4,913 square-foot site is currently developed with a 940 square foot one-story single family dwelling with an attached patio cover and a detached 380 square foot two-car garage. The proposed project involves permitting an "as-built" 25 square foot porch enclosure addition and for construction of a new 743 square foot, second-story addition to the dwelling. The proposed total of 2,088 square feet is 86% of the maximum floor to lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow an "as-built" one-story addition in the required 20-foot front setback facing Verde Vista Drive and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot front setback facing Verde Vista Drive (SBMC § 28.87.030 and SBMC § 28.92.110); and
2. Front Setback Modification to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot secondary front setback facing Vernal Avenue (SBMC § 28.87.030 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 & 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 5, 2016.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Kevin Gehris, Santa Barbara, CA.

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

- I. Approved the subject application making the following findings and determinations:
 - A. The Front Setback Modification along the Vernal Avenue frontage is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed second-story additions are appropriate because they will allow for conforming second-story additions to the dwelling and are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street.
 - B. The Front Setback Modification along the Verde Vista Drive frontage is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The “as-built” porch enclosure addition is appropriate because the property is site constrained due to the two front yards and the “as-built” addition is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street, and the proposed second-story additions are appropriate because they will allow for conforming second-story additions to the dwelling and the additions are not anticipated to adversely impact the adjacent neighbors.
- I. Said approval is subject to the following conditions:
 - A. The unpermitted fences and any landscaping that does not meet Public Works Department requirements shall be removed from the public right-of-way or an encroachment permit, subject to review and approval by the Public Works Department, shall be obtained to allow the work in the public right-of-way to remain. If the encroachment permit is not approved, said unpermitted fences and landscaping shall be removed from the public right-of-way.
 - B. The stored items shall be removed from the garage and a Parking Design Waiver shall be obtained from the Public Works Department prior to building permit issuance.
 - C. A minor exception to the driveway sightline standards for the fence shall be obtained from the Public Works Department prior to building permit issuance.
 - D. The landscaping within the front yard adjacent to the intersection of Verde Vista Drive and Vernal Avenue shall be evaluated by Public Works staff for compliance with “Intersection Sight Distance” requirements contained within the City’s Fences, Screens, Walls and Hedges Guidelines. The recommendations of the Public Works staff shall be shown on the plans submitted for a building permit and landscaping within the “Intersection Sight Distance” area shall be maintained to not exceed the height recommended by Public Works staff.

This motion was passed and adopted on the 11th day of May, 2016 by the Staff Hearing Officer of the City of Santa Barbara.

