



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 064-16 1124 HARBOR HILLS LANE MODIFICATION OCTOBER 12, 2016

APPLICATION OF EVA TURENCHALK, AGENT FOR JERRY RIGGS, 1124 HARBOR HILLS LANE, APN 035-314-009, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 DU/ACRE (MST2015-00599)

The 13,517 square foot site is currently developed with a 2,849 square foot, single-story, single family dwelling with a 492 square-foot attached garage. The proposed project involves the removal of 1,635 square feet of pavers over impermeable aggregate subgrade that make up the walkways and patio areas, 200 square feet of concrete hardscape, 550 square feet of driveway paving, and 14 linear feet of a CMU seat wall at the entry patio. The project proposes to install 1,958 square feet of stone tile walkways and patios, a new 550 square feet permeable paver driveway, approximately 55 linear feet of grade beam with CMU retaining and seat walls at top patio, 75 linear feet of CMU retaining wall and new stormwater drainage system at the bottom of the property, approximately 13 linear feet of 6 foot high wooden fence and gate to enter the easterly patio area, and landscape improvements, including the removal of a dead pear tree (less than 4 inches in diameter at 4 ½ feet above ground) along Harbor Hills Lane, and the installation of a new fire pit.

The discretionary application for this project is a Front Setback Modification to allow the patio to expand into the required 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, October 5, 2016.
2. Site Plans

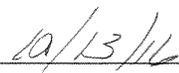
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the Front Setback Modification to allow the patio and site walls to encroach into the front setback making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvements on the lot. The patio and walls are appropriate because the grade at the front of the house is significantly higher than the street and therefore its extension into the front setback is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage. Additionally, the patio and walls would be screened by a screen hedge and landscaping, and would therefore not visible from the street.

This motion was passed and adopted on the 12th day of October, 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.