



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 001-17

825 ROBLE LANE

STAFF HEARING OFFICER APPEAL

JANUARY 12, 2017

**APPLICATION OF TRISH ALLEN, AGENT FOR CAMMIE & MARK BELL,  
825 ROBLE LANE, APN 019-252-008 & 019-252-009, E-1 SINGLE FAMILY RESIDENTIAL ZONE,  
GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS/ACRE (MST2016-00048).**

On November 9, 2016, the Staff Hearing Officer approved setback modifications to allow residential additions to encroach into the required interior setback and front setback off Roble Lane. The decision of the Staff Hearing Officer has been appealed by the applicant and by a neighbor. This hearing was for the Planning Commission to consider the appeals.

The proposed project is requesting zoning modifications to allow for a portion of the proposed additions to encroach into the required 30-foot front and 10-foot interior setbacks of an E-1, Single Family zoned lot. The project consists of 662 square feet of additions to an existing 2,157 square foot, two-story single-family residence, including an existing two-car garage; a 317 square foot third floor deck with trellis and fireplace; and extension of the existing chimney. The proposed total of 2,819 square feet, located on a 10,646 square foot parcel within the Hillside Design District, is 74% of the maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations within the required 30-foot front setback (SBMC §28.15.060 and §28.92.110); and
2. Interior Setback Modification to allow additions and alterations within the required 10-foot interior setback (SBMC §28.15.060 and §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 Planning Commission has held the required public hearing on the above application, and the Applicant and Appellant were present.

**WHEREAS**, no one appeared to speak in favor of the appeal, and 3 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 5, 2017.
2. Site Plans
3. Correspondence received in opposition to, the appeal:
  - a. Neil Greenleaves, via email

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

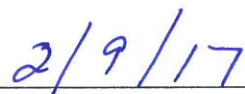
- I. Upheld the Applicant's appeal, making the findings for the Front Setback Modification to secure an appropriate improvement on the lot and that the modifications requested are necessary to secure the improvement and the project is consistent with the purposes and intent of the Zoning Ordinance to approve the project as proposed to allow the proposed building addition to be located 7-feet from the front property line and 6-feet from the interior property line recognizing the site constraints and that the proposed design is consistent with the Single Family Residential Design Guidelines.
- II. Said approval is subject to the following conditions:
  1. Prior to project design approval by the Single Family Design Board, an arborist report analyzing the impact of the proposed addition on the oak tree shall be prepared and submitted to the City. The project description shall be amended to include any tree preservation measures recommended in the arborist's report.
  2. Maintain the existing oak tree in the front setback, to the fullest extent possible, or if not feasible and the tree fails, under any unforeseen circumstance, that a comparable replacement tree be planted to provide similar visual screening.

This motion was passed and adopted on the 12th day of January, 2017 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 3 (Jordan, Lodge, Thompson) ABSTAIN: 0 ABSENT: 0

I hereby certify that, after video review, this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

**THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.**