



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 049-07  
1960 MISSION RIDGE ROAD  
MODIFICATIONS  
JUNE 20, 2007

**APPLICATION OF BANYAN ARCHITECTS FOR KIRK & CECILIA BORCHARDT,  
1960 MISSION RIDGE ROAD, APN 019-083-018, A-1 ONE-FAMILY RESIDENCE ZONE,  
GENERAL PLAN DESIGNATION: RESIDENTIAL 1 & 3 UNITS PER ACRE (MST2007-  
00204)**

The 23,158 square foot project site is currently under construction with a 5,400 square foot single-family residence and 570 square foot garage. The proposed project involves new floor area, "as-built" eave extensions, and entry gates, pillars, walls, and call box installations. Modifications are required to permit new floor area within the required interior yard (SBMC §28.15.060), the roof eaves to project more than the allowed two-feet (2') into the setback (SBMC §28.87.062), for entry gate, pillars and walls to exceed 3 1/2' in height when located within ten-feet (10') of a front lot line and for the first twenty-feet (20') along the driveway (SBMC §28.87.170), and for the call box to be located within the required front yard setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

**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 in favor or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 13, 2007.
2. Site Plans

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

Approved the project making the findings that the eave encroachment is minor, that the front gate and associated improvements are necessary to secure an appropriate improvement of security for the site and do not violate the purpose or intent of the Ordinance, and that the bath tub pop out into the interior yard setback is approved as long as there is no exterior change from the permitted plans.

This motion was passed and adopted on the 20th day of June, 2007 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 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.
3. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
4. **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.
5. **NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING CONDOMINIUM CONVERSIONS) TIME LIMITS:**

The Staff Hearing Officer's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.