



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 055-07  
2559 TREASURE DRIVE  
MODIFICATIONS  
JULY 18, 2007

**APPLICATION OF RON & SERENA WEDDLE, 2559 TREASURE DRIVE, APN 051-323-017,  
E-3 ONE-FAMILY RESIDENE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER  
ACRE (MST2007-00230)**

The 6,420 square foot project site has frontage onto both Treasure Drive and Baldwin Road. Current development on site consists of a duplex and detached two-car garage. The proposed project involves the conversion of the duplex to a single-family residence, demolition and replacement of the garage, exterior alterations including a roof pitch change, new retaining wall, fence, deck, and front porch. The discretionary applications required for this project are Modifications to permit: Alterations and additions within required front, interior, and open yards (SBMC §28.15.060); and a retaining wall and fence to exceed the maximum allowable height of 3 ½' when located within the first ten-feet of a front lot line (SBMC §29.87.170)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, one person appeared to speak in favor of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

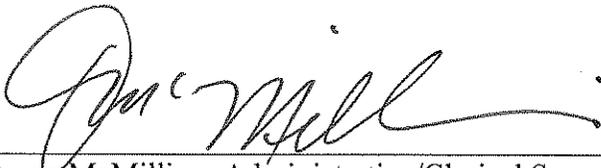
1. Staff Report with Attachments, July 11, 2007.
2. Site Plans
3. Correspondence received in support of the project:
  - a. Peter Basch, President of the Samarkand Neighborhood Association, P.O. Box 3612, Santa Barbara, CA 93130-3612
  - b. Steven and Geri Barger, 517 Stanley Drive, Santa Barbara, CA 93105
  - c. Eliot A. Coutts, 2561 Treasure Drive, Santa Barbara, CA 93105
  - d. Brian and Sheryl King, 2569 Treasure Drive, Santa Barbara, CA 93105
  - e. Ryan and Linn Zukor, 125 Romaine Drive, Santa Barbara, CA 93105
  - f. Bryan and Jody Thompson, 150 Romaine Drive, Santa Barbara, CA 93105

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

Approved the modification request for the rear of the property facing Baldwin Avenue as requested for the retaining wall and new garage structure; approves the modification to enhance the entry facing Treasure Drive with the setback being no less than existing setback to the nearest wall of the window box, conceptionally designed or modified so long as it does not encroach further than the existing pop-out window wall; the gate across the driveway to be set back 20 feet to be in compliance; and for the deck to be reduced out of the setbacks, making the findings that the Modifications are necessary to secure appropriate improvements on the lot, in that the new garage is farther from the setback, the retaining wall and fence do not pose safety issues or visual issues for the neighborhood, the at grade yard makes the open yard more useable, the roof pitch and window changes are minor, and the project meets the purpose and intent of the Zoning Ordinance in that it provides improvements without intensifying the existing encroachments.

This motion was passed and adopted on the 18th day of July, 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.



7-23-07

Deana McMillion, Administrative/Clerical Supervisor for      Date  
Kathleen Goo, Staff Hearing Officer Secretary

**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. **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.
4. **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 not 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.