



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 069-09
581 LAS ALTURAS ROAD
MODIFICATION
AUGUST 12, 2009

**APPLICATION OF BRADLEY VERNON, 581 LAS ALTURAS ROAD, APN 019-281-007,
E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER
ACRE (MST2009-00170)**

The 18,962 square foot project site is currently developed with a partially demolished residence and garage. The proposed project involves demolition of the existing structures and replacement with a 2-story 3,520 square foot single family residence and attached 500 square foot garage. The discretionary application required for this project is a Modification to permit new construction within the required twenty-five foot (25') front setback (SBMC §28.15.060 & 28.15.065).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

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

WHEREAS, two people appeared to speak in favor of the application, and no speakers appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 5, 2009.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, 650 Miramonte Drive, 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:

The Modification to allow the main residence to encroach into the front setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The front setback encroachment maintains the existing front setback, while allowing development of a lot with constraints due to lot shape and topography.

The Modification allowing the garage to encroach into the front setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate on the lot. The location and orientation of the garage allows for cars to exit the site in a forward motion.


The Modification for the detached patio cover to encroach into the front setback is not consistent with the purposes and intent of the ordinance and is denied.

Said approval is subject to a condition that floor plan of the "retreat" area be revised as required by the Zoning Plans Examiner and that a Zoning Compliance Declaration be recorded against the property's title.

- II. Said approval is subject to a condition that floor plan of the "retreat" area be revised as required by the Zoning Plans Examiner and that a Zoning Compliance Declaration be recorded against the property's title.

This motion was passed and adopted the 12th day of August, 2009 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.



Gloria Shafer, Staff Hearing Officer Secretary

8-19-2009
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.

