



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 005-12  
652 RICARDO AVENUE  
MODIFICATIONS  
FEBRUARY 8, 2012

**APPLICATION OF TOM OCHSNER, ARCHITECT FOR ROY PETERSON,  
652 RICARDO AVENUE, APN 035-170-025, E-1 ONE-FAMILY RESIDENCE ZONE,  
GENERAL PLAN DESIGNATION: HILLSIDE RESIDENTIAL (MAXIMUM 3 UNITS/ACRE)  
(MST2011-00368)**

The proposed project includes construction of a 402 square foot second-story addition and a 615 square foot one-story addition to an existing 2,027 square foot, one-story, single-family residence with attached garage.

The discretionary applications required for this project are:

1. A Modification to allow for alterations to the garage door and other minor improvements to the façade of the residence within the 30-foot front setback on Ricardo Avenue (SBMC §28.15.060 and §28.92.110); and
2. A Modification to allow a door to replace a window on the rear portion of the house within the 30-foot front setback on La Vista del Oceano Drive (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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in 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 of or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 1, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:  
Paula Westbury, Santa Barbara, CA.


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

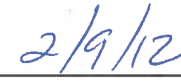
- I. Approved the subject application making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed changes within the front setbacks are appropriate because they are minor in nature, associated with overall improvement of the property, and not detrimental to the use of neighboring properties.

- II. Said approval is subject to a condition that any portion of chain link fence exceeding 42 inches in height within ten feet of the front lot line along La Vista del Oceano Drive be removed.

This motion was passed and adopted on the 8<sup>th</sup> day of February 2012, 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.