



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 013-12

3050 SEA CLIFF

MODIFICATION

MAY 2, 2012

APPLICATION OF TRISH ALLEN, AGENT FOR PROPERTY OWNERS MARK AND CATHY ZORADI, 3050 SEA CLIFF, APN 047-091-007, A-1 (SINGLE FAMILY RESIDENCE) AND SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 UNIT/ACRE) (MST2012-00092)

The project site is being developed with an 8,331 square foot single-family residence that is currently under construction. The proposed project is for a new call box and alterations to an existing six-foot tall, stucco wall located along the front property line. Alterations include adding eight new stone columns, adding a stone cap along the entire length of the wall, and adding a six-foot six-inch tall wood pedestrian gate and a six-foot tall wood pedestrian gate. The alterations result in an increase in wall height by approximately ten inches at the locations of the new columns.

The discretionary application required for this project is a Modification to allow the call box and proposed wall changes and gates to exceed 3.5 feet in height within ten feet of the front lot line and within ten feet of the driveway for a distance of 20 feet back from the front lot line (SBMC §28.87.170 & 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).

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 or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 25, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the modification making the following findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed decorative treatments to the existing stucco wall, including the stone cap and columns, are minimal in height and width and will not cause a visibility issue for pedestrians or motorists. The proposed pedestrian gates, although over-height for their location, are no taller than the existing, nonconforming wall, and will not further obstruct visibility in the cul-de-sac. Similarly, the security call box would be located in a driveway at the end of a cul-de-sac and will not cause a visual obstruction for vehicles entering or exiting the site or the adjacent driveway.

This motion was passed and adopted on the 2nd day of May, 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.



Gabriela Feliciano, Commission 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.