



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 030-12 1115 FERRELO ROAD MODIFICATIONS AUGUST 8, 2012

APPLICATION OF TRISH ALLEN, AGENT FOR DAVID HALL, 1115 FERRELO ROAD, APN 029-261-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00280)

The 15,000 square foot site is currently developed with a one- and two-story, 3,090 square foot residence and 310 square foot attached garage.

The subject proposal would permit the following "as-built" improvements: the reconfiguration of front entry stairs, creation of additional habitable space by enclosing a porch and sunroom and adding new windows, new balcony, an addition to the master bathroom, a new arbor above the rear yard deck, and pool equipment with associated enclosure.

The discretionary applications required for this project are:

1. A Modification to allow the "as-built" entry stairs, porch and sunroom enclosure, new balcony, and master bathroom addition to remain within the thirty-foot front setback (SBMC §28.15.060 and 28.92.110); and
2. A Modification to allow the "as-built" trellis, pool equipment and associated enclosure to remain within the ten-foot interior setback (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 Section 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, August 1, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the Modifications making the findings and determinations that it are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The "as-built" changes within the front setback allow a moderate improvement to a home that is constrained by having 30' foot setbacks on three sides of the property, and are not expected to negatively impact adjacent neighbors. The as-built changes within the interior setback are appropriate because they are relatively minor in nature and, as conditioned, will not be detrimental to the use of neighboring properties.

