



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 033-13  
60 SKYLINE CIRCLE  
MODIFICATION  
MAY 29, 2013

**APPLICATION OF DEXIGN SYSTEMS ARCHITECT FOR ULIN FAMILY TRUST,  
60 SKYLINE CIRCLE, APN 041-151-006, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL  
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 UNITS/AC (MST2013-00178)**

The 7,841 square foot site is currently developed with one-story, 1,238 square foot residence with an attached 206 square foot, one-car garage. The proposed project involves construction of a 70 square foot kitchen addition, construction of a 118 square foot laundry/storage addition, demolition of the existing garage, and construction of a new 498 square foot, two-car garage. The proposal also includes site improvements, including site walls, landscaping and an unpermitted parking area that is located within the public right-of-way. Any improvements within the public right-of-way are subject to a Public Works Permit. The discretionary application required for this project is a Setback Modification to allow additions and alterations to the existing residence, and to allow a portion of the uncovered parking spaces within the required thirty-foot front setback. (SBMC § 28.15.060 and SBMC § 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.

**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:

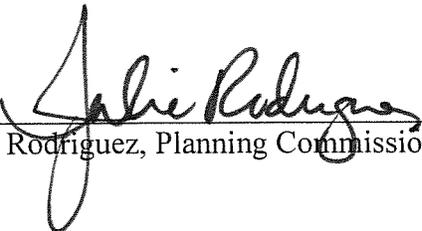
1. Staff Report with Attachments, May 23, 2013.
2. Site Plans
3. Correspondence received in support of the project:
  - a. Christy Swider, neighbor, via email
4. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA.

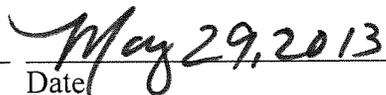
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

- I. Approved the requested Front Setback Modification making the finding and determination 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 additions and alterations within the front setback are appropriate because the site is constrained by the triangular-shaped lot with a wide street frontage yet shallow depth, making it difficult to construct a conforming addition, and the addition will provide the code required off-street parking.
  
- II. Said approval is subject to the following conditions:
  - A. Prior to the issuance of a building permit, the applicant must either:
    1. Submit an application to Public Works to permit the improvements to remain in the public right-of-way, and the permit shall be issued prior to final sign off of the building permit; or
    2. Show all improvements in the public right-of-way to be removed.
  
  - B. If approved by Public Works, the uncovered parking spaces within the right-of-way shall remain unsigned, open, and available to the public.
  
  - C. All vegetation, except trees, within ten feet of the front property line, including vegetation within the public right-of-way, and within ten feet of the driveway for a distance of 20 feet back from the front property line shall not exceed 3 ½ feet in height. The existing hedge shall be reduced in height to meet this requirement.
  
  - D. The existing storage buildings and camper in the Skyline Way front setback shall be removed or relocated outside of the required setbacks and open yard area.

This motion was passed and adopted on the 29<sup>th</sup> day of May, 2013 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.

  
\_\_\_\_\_  
Julie Rodriguez, Planning 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. **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.
5. **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.