



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 050-13  
1528 CLIFF DRIVE  
MODIFICATION  
SEPTEMBER 4, 2013

**APPLICATION OF LAWRENCE THOMPSON ARCHITECTS FOR WALLACE RONCHIETO, 1528 CLIFF DRIVE, APN: 035-170-005, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00063)**

The 12,655 square-foot site is located on a corner lot with three street frontages and is currently developed with a two-story 3,272 square foot residence. The proposed project involves the construction of a 503 square foot detached two-car garage and a 24 square foot second floor master bathroom addition. The primary façade of the garage would face La Vista del Oceano Drive. The project also includes alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio.

The discretionary application required for this project is a Front Setback Modification to allow a two-car garage to be constructed and the installation of a new door under the entry stairs within the required front yard setback along the La Vista del Oceano Drive frontage (SBMC § 28.15.060 & 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.

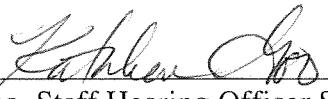
**WHEREAS**, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

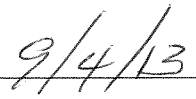
1. Staff Report with Attachments, August 15, 2013.
2. Site Plans
3. Correspondence received in support of the project:
  - a. Paula Westbury, Santa Barbara, CA.

- I. **NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer approved the subject application making the finding and determination that the Front Setback 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 garage is an appropriate improvement for a single family residence and the location is appropriate because the lot is constrained by the existing development having three street frontages.

This motion was passed and adopted on the 4<sup>th</sup> day of September, 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.

  
\_\_\_\_\_  
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 Historic Landmarks Commission (HLC) 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.