



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 052-13 1120 GARCIA ROAD MODIFICATIONS SEPTEMBER 4, 2013

#### **APPLICATION OF STEVE MORANDO ARCHITECT FOR THOMAS CRAVEIRO, 1120 GARCIA ROAD, APN: 029-283-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00225)**

The 6,448 square foot parcel is located within the Hillside Design District and is currently developed with an existing 2,347 square foot, two-story residence with an attached two-car garage. The proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room. The proposal also includes window and door alterations and a minor second-story addition to the existing second-story master bedroom and bathroom.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow additions and alterations within the required 30-foot front setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow additions and alterations and a new trellis within the required 30-foot front setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110);
3. A Interior Setback Modification to allow additions and alterations within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110);
4. A Open Yard Modification to the open yard location and configuration requirements (SBMC § 28.15.060 and SBMC § 28.92.110); and
5. A Fence, Wall and Hedge Modification to allow the combined height of fences/walls and hedges to exceed the maximum allowable height of 3.5 feet within 10 feet of the front lot line on the south, and within 10 feet of the driveway for a distance of 20 feet from the front property line on the north. (SBMC § 28.87.170 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, August 15, 2013.
2. Site Plans
3. Correspondence received in opposition to 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 following findings and determinations:

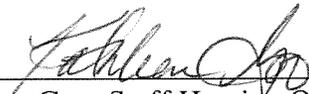
- A. The Front and Interior Setback Modifications and the Open Yard Modification are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed additions and alterations are appropriate improvements to a single-family residence and represent conversion of floor area within the existing building footprint and a total of 20 square feet of additions on the main living floor that improve the internal circulation of the residence, as well as minor exterior alterations and improvements. Due to the significant site constraints including the substandard lot size, the large setbacks (82% of lot area), the location of the existing development, and the site's topography the requested Modifications are necessary to complete an appropriate improvement on the lot.
- B. The Fence, Wall, and Hedge 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 hedge height and entry gate modification are appropriate improvements to a single-family residence will provide a private outdoor living area for the lot. The requested Modifications are not anticipated to adversely impact the adjacent neighbors or the visual openness of the streetscape.

**II.** Said approval is subject to the following conditions:

- A. Transportation staff shall review the proposed combined height of the wall and hedge, the entry pillars, and the mailbox on the north side of the property to the east of the proposed entry gate to determine if they impair the vision of drivers of vehicles exiting the driveway on the property to the east. If they are found to impair the vision, then they shall be reduced to the maximum height specified by Transportation staff. In no instance shall the combined height of the wall and hedge exceed eight feet in height.
- B. The hedge along the north property line to the west of the entry gates shall comply with SBMC §28.87.170 requirements.

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.

  
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Kathleen Goo, Staff Hearing Officer Secretary

\_\_\_\_\_  
Date 9/4/13

**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.