



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 001-14
1676 FRANCESCHI ROAD
MODIFICATIONS
JANUARY 22, 2014

**APPLICATION OF BANYAN ARCHITECTS, ARCHITECT FOR BOB ZORICH,
1676 FRANCESCHI ROAD, APN: 019-102-004, A-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION (1 UNITS/AC): LOW DENSITY RESIDENTIAL
(MST2013-00450)**

The 1.3-acre site located in the Hillside Design District is developed with 5,124 square foot, single-family residence that is to be demolished. An application (MST2012-00493) was previously approved to construct a new 6,415 square foot three-story single-family residence, with an attached 750 square foot three-car garage, two-uncovered parking spaces, a 200 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. The current proposal involves the construction of a new pool cabana, trellis, pool storage structure, and mechanical areas. The cabana, pool storage structure, and mechanical areas are considered detached accessory buildings that are located in a secondary front yard.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a trellis to be located within the required 35-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the detached accessory building to be located within a front yard (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 15303 and 15305 (New Construction of Small Structures and Minor Land Use Limitations).

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, January 16, 2014.
2. Site Plans

I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject application making the following findings and determinations:

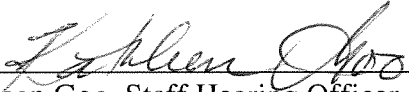
- A.** The Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed trellis is appropriate because it is an unenclosed garden element and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the private or public street frontages.

B. The Modification to allow accessory buildings to be located within a front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed accessory building is appropriate because the property has two front yards and therefore the majority of the 1.3-acre lot is front yard, restricting conforming locations that other similar sized lots may have. In addition, the accessory buildings are located 42 feet from the street and are not visible from the adjacent public or private streets.

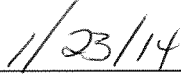
II. Said approval is subject to the condition that the detached accessory buildings shall not be used as separate dwelling units.

This motion was passed and adopted on the 22nd day of January, 2014 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 **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.