



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 012-14  
1323 CLIFF DRIVE  
MODIFICATIONS  
MARCH 19, 2014

**APPLICATION OF DYLAN CHAPPELL ARCHITECT FOR SUSAN AUMACK, 1323 CLIFF DRIVE, 045-041-007, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2013-00500)**

The 6,607 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,383 square foot, one-story, single-family residence, including an attached, two-car garage. The proposal includes demolition of 612 square feet, construction of 408 square feet of one-story additions, a 580 square foot second floor, and a 300 square foot second floor deck. The project will also include a major façade and interior remodel, and will address violations identified within Zoning Information Report ZIR2013-00260. The proposal will result in a 2,390 square foot, two-story residence with an attached two-car garage and is 84% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations, including an increase in roof height, to the existing residence within the required six-foot interior setback to the east (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow alterations, including an increase in roof height, to the existing residence within the required six-foot interior setback to the west (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 and 15305 (Existing Facilities and Minor Alterations in 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, March 13, 2014.
2. Site Plans

- I. NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer approved the requested the Interior Setback Modifications making the findings and determinations that they are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed alterations to the single family residence within the required six-foot interior setbacks, including the increase in the roof height due to a change in the architectural style from 10 to 13 feet on the east elevation and 10 feet to 13.25' on the west elevation, are appropriate because the proposed alterations do not add floor area in the setback and the increased height is not anticipated to adversely impact the adjacent neighbors.
- II.** Said approval is subject to the following conditions:
- A.** Prior to Final SFDB approval the project must show Tier 2 Compliance with the City's Storm Water Management Program.
  - B.** If the building is demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and the applicant and/or property owner shall contact Planning Division Staff for a determination on whether one, or both, interior setback Modifications are still valid.

This motion was passed and adopted on the 19<sup>th</sup> day of March, 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.