



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

**RESOLUTION NO. 034-14  
227 LA MARINA DRIVE  
MODIFICATION  
MAY 28, 2014**

**APPLICATION OF ROBERT FOLEY, ROBER PAUL DESIGNS, AGENT FOR WILLIAM & JENNIFER BRUMMETT, 227 LA MARINA DRIVE, APN 045-161-013, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00117)**

The 6,000 square foot site is located in the non-appealable jurisdiction of the Coastal Zone. The site is currently developed with a 2,238 square foot, two-story, single-family residence with an attached 281 square foot, one-car garage. The proposed project involves demolition of the existing garage, demolition of 255 square feet of the existing first floor, construction of 214 square feet of additions, and construction of a 400 square foot, two-car garage. The proposal would result in a 2,197 square foot, two-story, single-family residence with an attached 400 square foot, two-car garage.

The discretionary application for this project is a Front Setback Modification to allow the proposed two-car garage to encroach into the required 20'-0" 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 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, May 22, 2014.
2. Site Plans

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

- I. Approved the Front Setback Modification making the following findings and determinations 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 two-car garage is an appropriate improvement to the single-family residence; is not anticipated to adversely impact the adjacent neighbors; and will reduce the visual impact of the residence on the public street frontage by reducing the building footprint within the setback.

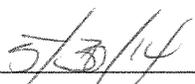
**II.** Said approval is subject to the following conditions:

- A.** Compliance with Tier 3 Storm Water Management Program requirements shall be clearly documented on the plans prior to receiving final approval by the Single Family Design Board.
- B.** The applicant shall submit an application for a Coastal Exemption prior to receiving final approval by the Single Family Design Board.

This motion was passed and adopted on the 28<sup>th</sup> day of May, 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.