



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 042-14 1117 LAS ALTURAS ROAD MODIFICATIONS AUGUST 6, 2014

#### **APPLICATION OF JESSICA HARLIN, DESIGNER FOR DAVID AND LINDA DOLL, 1117 LAS ALTURAS RD, 019-113-022, A-1 ONE-FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2014-00223)**

The 1.06 acre parcel located within the Hillside Design District is developed with an existing, two-story, 3,761 square foot, single-family residence, and an attached, 455 square foot, two-car garage. The proposed project involves the construction of a new 16-foot by 68-foot infinity edge lap pool and spa. Also proposed are improvements including a new patio, fire pit, site landscaping, associated retaining and perimeter privacy walls, site fencing and gates, and pool equipment. The proposal includes 239 cubic yards of grading, of which 176 cubic yards will be exported off-site. The applicant is requesting an administrative approval by the Community Development Director to allow site walls to exceed 8'-0" in height when located within the required 15'-0" interior setbacks. (SBMC 28.87.170.E)

The discretionary application required for this project is an Interior Setback Modification to allow a proposed above-ground pool to encroach into the required 15'-0" interior setback to the east. (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 15303 (New Construction or Conversion of Small Structures).

**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, July 31, 2014.
2. Site Plans

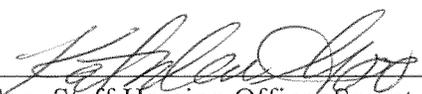
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

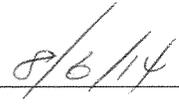
- I. Approved the Interior Setback Modification making the following findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed pool is the minimum length to be useful to the applicant, minimizes grading, and is not anticipated to adversely impact the adjacent neighbors. Additionally the exposed portion will be further mitigated with a native boulder wall and landscaping.

- II. Said approval is subject to a condition that the proposed privacy wall (located along the westerly property line) will be constructed per arborist recommendations to ensure the three existing oak trees will be protected in place.

This motion was passed and adopted on the 6<sup>th</sup> day of August, 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.