



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 070-14 1978 MISSION RIDGE ROAD MODIFICATION NOVEMBER 26, 2014

APPLICATION OF THEA VAN LOGGERENBERG, ARCHITECT FOR NAZERIAN FAMILY TRUST 6/13/00, 1978 MISSION RIDGE ROAD, APN: 019-083-001, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00184)

The 99,991 square-foot site is currently developed with a 4,396 square foot, two-story single-family residence, a detached 436 square foot two-car garage with a pool room and accessory space totaling approximately 800 square feet, a detached 165 square foot accessory building, and a pool and spa with a detached 64 square foot pool equipment building. The proposed project includes demolishing the 165 square foot accessory building, and constructing first and second floor additions, totaling approximately 1,500 square feet to an existing residence. The proposed additions will connect the existing residence to the detached garage and habitable accessory space. The proposal includes remodeling the detached accessory structures, resulting in two-covered parking spaces in a carport, changes to the existing habitable space on the first and second-floors, new habitable space above the carport, and a 125 square foot balcony. The existing pool equipment shed is proposed to be demolished and replaced with a wall to screen the equipment. An existing pergola will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes associated grading and permitting an "as-built" driveway off of Las Tunas Road. This structure is on the City's List of Potential Historic Resources. The discretionary application required for this project is an Interior Setback Modification to allow construction of a conforming second floor addition to a non-conforming accessory building, resulting in a change to the basic exterior characteristics of a non-conforming building (SBMC §28.87.030 and SBMC § 28.92.110)

The discretionary application required for this project is an Interior Setback Modification to allow construction of a conforming second floor addition to a non-conforming accessory building and a new two-story addition that will connect the accessory buildings to the existing residence, resulting in a change to the basic exterior characteristics of a non-conforming building (SBMC §28.87.030 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, November 20, 2014.
2. Site Plans

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

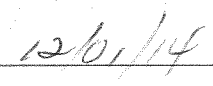
- I. Approved the Interior Setback Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposal will allow for conforming additions to attach the existing detached structures to the dwelling, and are appropriate because they will not increase the amount of encroachment or openings in the required setback, because they are not anticipated to impact the adjacent neighbors, and because the proposed conforming additions are consistent with the Secretary of the Interior's Standards for Rehabilitation of the Historic Resource.
- II. Said approval is subject to a condition that noise specifications shall be provided to confirm that the mechanical equipment associated with the pool shall not exceed 53 decibels at the property line, to comply with SMBC§ 9.16.025.

This motion was passed and adopted on the 26th day of November, 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 **Historic Landmarks Commission (HLC)** 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.

