



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 031-15
931 LAS ALTURAS ROAD
MODIFICATION
JUNE 10, 2015

APPLICATION OF JARRETT GORIN, APPLICANT FOR LAURIE ASHTON AND LYNN SARKO, 931 LAS ALTURAS ROAD, APN: 019-141-002, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE (MST2015-00103))

The 89,900 square-foot site is currently developed with a 7,204 square foot two-story single family residence with an attached 726 square foot two-car garage. The proposed project involves permitting five "as-built," ground-mounted heating, ventilation, and air conditioning (HVAC) units, an "as-built" water softener, an "as-built" trash/recycling enclosure with 37 inch tall screening fences and an "as-built" dog house with a six foot high chain link fence surrounded by a hedge for a 240 square foot dog run area to the existing single family residence located in the Hillside Design District. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00044). The residence is a designated City Landmark "Mont Joie Residence" constructed in 1928. The discretionary applications required for this project is a Front Setback Modification to allow the five (5) HVAC units, the water softener, the trash and recycling enclosure and the dog house to be located in the required 35-foot 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, June 4, 2015.
2. Site Plans

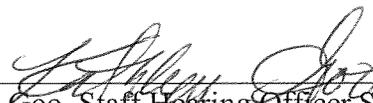
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the requested Front 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 existing five ground mounted HVAC units, the water softener, the trash/recycling enclosure and the dog house are appropriate because of the location of the existing development on site, the Landmark status of the house, the steep slope at the front of the property, and because they are screened from view by landscaping, and are not anticipated to adversely impact the historic resource, the adjacent neighbors or the visual openness of the street frontage.

- II. Said approval is subject to the following conditions:
 - A. The HVAC units and enclosures shall be modified to reduce noise generation as recommended by the noise study.
 - B. The site visibility triangle for hedges and fences along the driveway shall be shown on the plans to comply with SBMC Section 28.87.170, subject to review and approval by the Public Works Department.
 - C. The screening around the HVAC units, water softener, trash/recycling enclosure and dog house, shall be maintained, and the height of the existing screening shall be shown on the plans submitted to the Building Division.
 - D. The violations outlined in ZIR201-00044 shall be abated as part of this permit and shall be included in the Scope of Work.

This motion was passed and adopted on the 10th day of June, 2015 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 Committee (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.