



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 034-15 507 YANKEE FARM ROAD MODIFICATION JUNE 24, 2015

#### APPLICATION OF LORI KARI ARCHITECT FOR WATHNE KAIL S & LORI N RAFFERTY, 507 YANKEE FARM RD, APN: 047-030-022, A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 1 DU/AC (MST2015-00170)

The 44,425 square foot site, located in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing 1,890 square foot, one-story, single-family residence, a 490 square foot workshop, and a 498 square foot detached two-car carport. The proposed project involves the construction of a new 1,250 square foot detached accessory building, comprised of a 750 square foot three (3) car garage and a 500 square foot workshop. The new accessory building will be accessed by a proposed second driveway. The project also includes the construction of a 362 square foot addition, the conversion of an existing 490 square foot workshop, and enclosure of a 53 square foot open breezeway to habitable space for the existing residence, and the creation of three (3) uncovered parking spaces located adjacent to the existing carport. The application will include relocation of the existing fence and gate and landscaping alterations at the proposed second driveway, and the removal of all unpermitted sheds and storage items within the required setbacks.

The discretionary application required for this project is a Modification to allow the total combined garage/carport floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 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 and 15305 (New Construction 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 18, 2015.
2. Site Plans

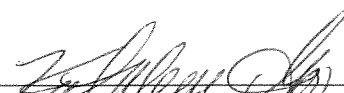
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

- I. Approved the requested 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 proposed garage is appropriate because it will comply with all required setbacks, it is set back significantly from the street, and it is not anticipated to adversely impact the adjacent neighbors and does not impact the openness from the public road. Additionally it meets the applicant's desire to provide additional covered parking on the parcel.

- II.** Said approval is subject to the following conditions:
- A.** The interior floor plan configuration of the residence (in combination with the conversion of the workshop/breezeway and the proposed "media room" addition) shall be reconfigured prior to issuance of a building permit, subject to review and approval by Planning Staff.
  - B.** The location and height of the fence/gate at the proposed second driveway shall comply with SBMC §28.87.170.
  - C.** The driveways and turnaround areas shall be reduced to the minimum size necessary as determined by Transportation staff.
  - D.** The three proposed uncovered parking spaces in the remaining front yard shall be reviewed by the Single Family Design Board for adequate screening from the public street.

This motion was passed and adopted on the 24<sup>th</sup> 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.

  
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Kathleen Goo, Staff Hearing Officer Secretary

Date 6/25/15

**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.

