



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 045-15 1830 MISSION RIDGE ROAD MODIFICATION(S) AUGUST 5, 2015

#### APPLICATION OF DAWN SHERRY, ARCHITECT FOR MIHAIOFF LIVING TRUST 1/10/14, 1830 MISSION RIDGE ROAD, APN: 019-083-011, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE (MST2015-00183)

The 26,462 square foot site is currently developed with a 1,990 square foot one-story single family residence with an attached 449 square foot two-car garage. The proposed project involves a new 748 square foot one-story addition, new doors and windows, window replacements, a new front patio, removal of a portion of the driveway and removal of a pool waterslide.

The discretionary applications required for this project are:

1. Front Setback Modification to allow an addition with a new window to the residence in the required 35-foot secondary front setback facing Las Tunas Road (SBMC § 28.15.060 and 28.92.110); and
2. Interior Setback Modification to allow an addition with a new door, new windows and alterations to the residence in the required 15-foot east interior setback (SBMC § 28.15.060 & 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, July 30, 2015.
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that:

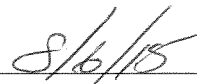
- I. The City Staff Hearing Officer:
  - A. Approved the Front and Interior Setback Modifications for the proposed improvements, except the exterior bedroom door, making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The addition to the residence with new and altered windows are appropriate improvements to a single family residence because they are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage and they will result in a cohesive design to the existing dwelling.

- B.** Denied the requested Interior Setback Modification for the exterior bedroom door making the findings that the Modification is not consistent with the purposes and intent of the Zoning Ordinance and is not necessary to secure an appropriate improvement on the lot.

This motion was passed and adopted on the 5<sup>th</sup> day of August, 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 **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.