



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 062-15 2840 VERDE VISTA DRIVE MODIFICATIONS OCTOBER 28, 2015

**APPLICATION OF TOM SMITH, APPLICANT FOR PETER OBLANDER, 2840 VERDE VISTA DRIVE, APN: 053-362-015, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00343)**

The 5,000 square-foot site is currently developed with a 794 square foot single family dwelling and a detached 321 square foot two-car garage. The proposed project involves a 501 square foot one-story addition with a new trellis at the rear of the dwelling, a new front trellis, demolition of 106 square feet of the existing garage, conversion of 22 square feet of existing garage space to a laundry room, a new trellis and an exterior shower to be attached to the garage, to permit an "as-built" six foot gate across the driveway and for one uncovered tandem parking space. The proposed total of 1,510 square feet is 62% of the maximum guideline floor to lot area ratio (FAR) for the property.

The discretionary applications required for this project are:

1. Parking Modification to allow one covered and one uncovered parking space instead of the two covered parking spaces required (SBMC § 28.90.100 and SBMC § 28.92.110);
2. Interior Setback Modification to allow a tandem uncovered parking space to be located within the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow a new trellis and an addition with alterations including new windows for the dwelling to be located within the required six-foot 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 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, October 22, 2015.
2. Site Plans
3. Correspondence received in support of the project:
  - a. Jim Terzian, Santa Barbara, CA.
  - b. Carl Narine, Santa Barbara, CA.
  - c. Judy Nobriga, Santa Barbara, CA.

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

- I. Approved the subject application making the following findings and determinations:
  - A. The Parking Modification and the West Interior Setback Modification are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The uncovered tandem parking space in the interior setback is appropriate because it will provide two legal off-street parking spaces for the dwelling that will be screened from view from the adjacent neighbors and the street and the proposal is not anticipated to adversely impact the adjacent neighbor's or the visual openness of the street frontage
  - B. The East Interior Setback 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 addition with new and relocated windows and a trellis are appropriate because they allow for a uniform improvement addition to the dwelling and are not anticipated to adversely impact the adjacent neighbors.
- II. Said approval is subject to the following conditions:
  - A. A Parking Design Waiver shall be obtained from the Public Works Department prior to building permit issuance. If the garage is demolished beyond what is shown on the Staff Hearing Officer approved plans, the construction of the project shall be halted, and the project shall be revised so the one-car garage meets the minimum interior dimension of 10.5 feet by 20 feet.
  - B. The existing landscaping and "as-built" gate shall be maintained in order to screen the uncovered parking space from the front of the property and from the adjacent neighbor.
  - C. The proposed six foot wide door on the east elevation of the one-car garage shall be removed. If a door is necessary on this elevation, it shall be limited to a maximum width of three feet.
  - D. The existing landscaping along the east interior property line shall be maintained in order to screen the windows from the adjacent neighbors.
  - E. The proposed six foot wide door on the east elevation of the one-car garage shall be removed. If a door is necessary on this elevation, it shall be limited to a maximum width of three feet.

This motion was passed and adopted on the 28<sup>th</sup> day of October, 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. **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.
5. **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.

