



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 011-17
376 LAS ALTURAS ROAD
MODIFICATION
FEBRUARY 15, 2017

APPLICATION OF PAUL SICAT, AGENT FOR KEVIN CRAVENS, 376 LAS ALTURAS ROAD, APN: 019-312-021, A-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE), (MST2010-00123)

The 1.21 acre project site is currently developed with a two-story, 4,748 square foot single-family residence with a 523 square foot attached two-car garage, pool and spa. The proposed project is to permit the “as-built” exterior stairs and Edison utility platform along the western side of the property.

The discretionary application required for this project is an Interior Setback Modification to allow the “as-built” exterior stairs and Edison utility platform to remain within the required 15 foot Interior 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 15302 (Replacement or Reconstruction).

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, February 9, 2017.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the Staff Hearing Officer approved the subject application making the following findings and determinations that the 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 “as-built” Edison utility platform and stairs within the interior setback is an appropriate improvement for this neighborhood because the alterations improve the function and aesthetics of the existing single-family residence, and the changes do not adversely impact the adjacent neighbors or the visual aesthetic from the street.

This motion was passed and adopted on the 15th day of February, 2017 by the Staff Hearing Officer of the City of Santa Barbara.

