



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 024-17 820 CENTINELA LANE MODIFICATION APRIL 12, 2017

**APPLICATION OF TRISH ALLEN, AGENT FOR COMPTON FAMILY TRUST,  
820 CENTINELA LANE, APN 047-110-010, A-1 (SINGLE FAMILY RESIDENTIAL),  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE)  
(MST2016-00526)**

The proposed project is to demolish an existing two-story, 4,015 square foot, single-family residence and construct a new 5,861 square foot, one-story, single-family residence with a 4,807 square foot basement, including 1,873 square feet of workshop space and a 753 square foot, three-car garage. Additional site improvements include a new swimming pool, hot tub, garden shed, 6' high gate, gate wall, and motor court area. The proposed total of 8,581 square feet on a 1.5 acre lot located in the Hillside Design District is 163% of the guideline maximum floor-to-lot-area ratio (FAR). Also proposed is the removal of approximately 8 trees.

The discretionary application required for this project is for a Modification to allow the total garage 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 15301 and 15305 (Existing Facilities and Minor Alterations to 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, April 6, 2017.
2. Site Plans
3. Correspondence received in support of the project:
  - a. Tina Hammond, Santa Barbara, CA.
  - b. Brian S. Johnson, Santa Barbara, CA.
  - c. Stuart and Kamala Heisler, Santa Barbara, CA.
  - d. William J. Guilfoyle, Santa Barbara, CA.
  - e. John and Virginia Markel, Santa Barbara, CA.
  - f. Michael and Angela Ferraro, Santa Barbara, CA.


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

- I. Approved the subject application making the findings and determinations that the Modification to allow a garage greater than 750 square feet 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 provide additional covered parking on the site that meets the setback requirements, and it is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.
  
- II. Said approval is subject to the following conditions:
  - A. If any existing oak tree(s) are removed, relocated on site, or if construction activities are proposed within the dripline of an oak tree, an arborist report, prepared by a certified arborist, will be required to be prepared and submitted to the Community Development Department prior to Project Design Approval. Said report shall provide recommendations for tree protection and replacement. All recommendations contained the arborist report shall be implemented.
  
  - B. A covenant shall be recorded on the property which restricts the oversized garage from being converted to a future Accessory Dwelling Unit (ADU). The covenant shall be recorded prior to zoning clearance on the building permit.

This motion was passed and adopted on the 12<sup>th</sup> day of April, 2017 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.