

City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 035-17 1540 FRANCESCHI ROAD MODIFICATIONS MAY 24, 2017

APPLICATION OF WADE DAVIS DESIGN, AGENT FOR VINCENT AND KATHY TUCKER, OWNERS, 1540 FRANCESCHI ROAD, APN 019-102-038, A-2, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2 DU/ACRE) (MST2017-00084)

The 17,437 square foot project site is currently developed with a two story 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The proposal is to construct a 37 square foot lower-floor addition and convert the 79 square foot non-habitable mechanical/utility room on the lower floor to habitable space. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet is 79% of the guideline maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow the front entry deck and stairway, two new windows, and conversion of the mechanical room to habitable space located on the north side of the dwelling to encroach within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Front Setback Modification to allow an expansion of the second floor deck, a lower level exterior stairway and an enlarged door and window located within the secondary front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. Open Yard Modification to allow the open yard area to be located within the secondary front (SBMC § 28.15.060 and 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 in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 18, 2017.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject application making the following findings and determinations that:

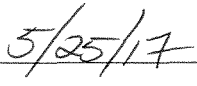
- A. The Front Setback Modification for the primary front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations are appropriate because of the steep topography, location of the existing development and the triangular shape of the lot which has created two front yards. The proposal is not anticipated to adversely impact the adjacent properties or the visual openness of the street frontage.
- B. The Front Setback Modification for the secondary front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, with the stipulation that the requested 4-foot additional extension of the upper level deck to the south is removed from the project description. The remaining alterations are appropriate because they allow for an aesthetic improvement to the dwelling and the changes are not anticipated to adversely impact the adjacent neighbors or the visual openness from the street.
- C. The Open Yard Modification to allow the open yard area to be located within the secondary front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. Due to the site constraints associated with the current development's location on the lot, the request to designate the open yard area in the secondary front yard is appropriate as it will continue to provide an accessible and usable outdoor living space while maintaining the existing neighborhood character.

This motion was passed and adopted on the 24th day of May, 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 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.