



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 050-17
2225 MOUNT CALVARY ROAD
MODIFICATION(S)
JULY 5, 2017

**APPLICATION OF RAY TWYFORD, APPLICANT FOR JON & SUSAN CLARK,
2225 MOUNT CALVARY RD, APN 021-040-037, A-1 SINGLE FAMILY ZONE, GENERAL
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL(MAX 1 DU/ACRE) (MST2016-00263)**

The 1.5-acre vacant project site is currently undeveloped. The proposed project is to construct a new 1,350 square foot one-story single-family residence with an attached 465 square foot two-car garage. The proposal also includes grading, utilities, retaining walls, as well as landscape and hardscape improvements.

The discretionary application required for this project is a Front Setback Modification to allow a portion of the garage, trash enclosure, AC unit and guest parking space to encroach within the required 35-foot front setback (SBMC §28.15.060 and SBMC §28.92.110).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

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, June 29, 2017.
2. Site Plans

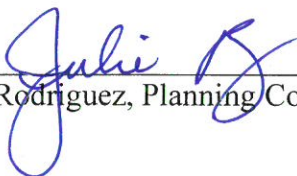
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the subject application making the following findings and determinations:
 - A. The project qualifies for an exemption from further environmental review under the California Environmental Quality Act Guidelines Section 15183, "Projects Consistent with a Community Plan or Zoning," based on the CEQA certificate of determination on file for this project.
 - B. The Front 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 encroachments are appropriate because the property is constrained by the

building envelope designated by the Planning Commission in 1989, utility easements, and site topography and the proposed development is utilizing the most appropriate portion of the project site. The improvements will be placed away from the public portion of Mount Calvary Drive and are not anticipated to adversely impact the adjacent neighbors or the visual aesthetic from the street.

This motion was passed and adopted on the 5th day of July, 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.



Julie Rodriguez, Planning Commission Secretary Date 07/05/17

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:

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- i. an Issuance of a Certificate of Occupancy for the use, or;
- ii. one (1) year from granting the approval.

