



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 054-17  
2126 RIDGE LANE  
MODIFICATIONS  
JULY 19, 2017

**APPLICATION OF ADELE GOGGIA, AGENT FOR WILLIAM AND SHARON RICH,  
2126 RIDGE LANE, APN 019-161-006, A-2, ONE-FAMILY RESIDENCE ZONE, GENERAL  
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 2 DU/ACRE) (MST2017-00201)**

The 15,046 square foot project site is currently developed with a two-story, 2,211 square foot single-family dwelling and an attached 643 square foot two-car garage. The proposed project consists of a new 395 square foot accessory building to be located in the remaining front yard, and four new window openings on the eastern façade of the dwelling. The proposed total of 3,249 square feet is 75% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project are:

1. Modification to allow an accessory building to be located in the remaining front yard (SBMC §28.87.160.B and SBMC §28.92.110) and;
2. Interior Setback Modification to allow new window openings within the eastern 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 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 of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

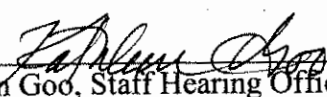
1. Staff Report with Attachments, July 13, 2017.
2. Site Plans

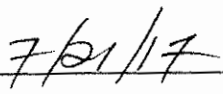
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

- I. Approved the subject application making the following findings and determinations:
  - A. The Modification to allow an accessory building in the remaining 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 addition of an accessory building in the remaining front yard is appropriate because site constraints limit conforming options for the location of an accessory structure, and because the front yard is elevated above Ridge Lane, and the proposed accessory building is located 44-feet from the front lot line, thereby reducing the visibility of the accessory building from the street. Additionally, the privacy concerns of the adjacent neighbor were taken into consideration in the design of the structure to minimize potential adverse impacts.
  - B. 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 alterations to the existing windows are appropriate because the proposed changes will improve the aesthetics of the dwelling while reducing the existing window openings, enhancing privacy between properties.
- II. Said approval is subject to the following conditions:
  - A. If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.
  - B. If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.
  - C. If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

This motion was passed and adopted on the 19<sup>th</sup> 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.

  
\_\_\_\_\_  
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.