



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 058-17
1585 OVERLOOK LANE
MODIFICATIONS
AUGUST 30, 2017

**APPLICATION OF BRIAN MILLER, AGENT FOR KEN AND JAN FERRELL,
1585 OVERLOOK LANE, APN 015-151-012, E-1 ONE FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE)
(MST2017-00395)**

The 13,047 square foot site is currently developed with a 1,930 square foot single-family dwelling with a 560 square foot attached garage. The proposed project involves a 269 square foot, two-story addition consisting of an addition to a bedroom and a new residential office on the lower level, an upper level family room, a 68 square foot expansion of the second level deck, and a new outdoor fireplace. The proposed total of 2,759 square feet is 67% of the maximum allowable floor-to-lot-area ratio (FAR).

The discretionary applications required for this project is a Front Setback Modification to allow the two-story addition and deck addition to encroach into the required 30-foot front 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, Existing Facilities, and 15305 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, August 24, 2017.
2. Site Plans

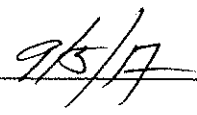
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the Front Setback Modification making the finding and determination that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed building addition and expansion of the roof deck is appropriate because the encroachment is minimal (less than 8 square feet), is set back approximately 10 feet from the furthest existing encroachment into the front setback, and does not significantly increase the overall encroachment into the front setback. Additionally, the improvement is not directly across from a neighboring property further minimizing any potential adverse impacts to the openness of the streetscape or an adjacent property.

This motion was passed and adopted on the 30th day of August, 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 Geo, 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.