



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 066-17 1117 HARBOR HILLS DRIVE MODIFICATION OCTOBER 11, 2017

APPLICATION OF JAMES LECRON, ARCHITECT FOR AKILA KRISH, 1117 HARBOR HILLS DR, APN 035-314-019, RS-15 RESIDENTIAL SINGLE UNIT ZONE, GENERAL PLAN DESIGNATION: LOW-DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2017-00431)

The proposed project involves demolishing an existing 2,075 square foot, one-story, single-family dwelling with an attached 460 square foot two-car garage, and constructing a new 2,939 square foot, one-story, single-family dwelling with an attached 500 square foot two-car garage. Other site improvements include 1,577 square feet of terraced decks and a new spa. The proposed total of 3,439 square feet of development on a 17,639 square foot lot located in the Hillside Design District is 78% of the guideline maximum floor-to-lot-area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow portions of the new dwelling to be constructed within the required front setback. (SBMC § 30.20.030.A and SBMC § 30.250.020.B)

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, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, October 5, 2017.
2. Site Plans

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


- I. Approved the Front Setback Modification to allow the new dwelling and garage to encroach into the required front setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The location of the new dwelling and garage is consistent with the pattern of development in the neighborhood and the amount of encroachment into the front setback will be reduced from that which currently exists with the existing development.
- II. Said approval is subject to the following conditions:
 - A. Prior to the next applicant submittal, the Project Data on plans will indicate that the project will be developed under Title 30 (Zoning Ordinance).

This motion was passed and adopted on the 11th day of October, 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.