



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 005-18
1035 COYOTE ROAD
MODIFICATION
JANUARY 31, 2018

**APPLICATION OF RICK STARNES, ARCHITECT FOR IRENE O'CONNOR,
1035 COYOTE ROAD, APN 021-061-005, RS-1A ZONE (RESIDENTIAL SINGLE UNIT),
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE)
(MST2017-00529)**

The 25,177 square-foot site is located in the Hillside Design District and is currently developed with an "as-built" single-family residence. The only legally recognized structures on the lot, per archive plans and permit records, are a kiln and 302 square foot (net) tool shed with bathing facilities. The proposed project involves permitting the existing structure as a single-family residence, constructing a two-story addition to the residence, constructing an attached two-car carport, and removing unpermitted accessory structures and improvements on the lot, including "as-built" additions to the original tool shed structure, detached accessory buildings, two man-made ponds, a barbeque pit, trellises, planter, and fencing. Two juniper trees, a double olive tree, and three palm trees are proposed for removal. The existing gravel driveway would be repaved with asphaltic concrete. This project would abate all violations listed in ZIR2015-00535 and ENF2015-00314. The proposed residence would be 2,631 square feet, 56% of the guideline maximum floor-to-lot area ratio (FAR).

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Front Setback Modification to allow the permitted accessory structure to be converted to a single-family residence, and to allow the proposed residential addition and carport to be located in the front setback (SBMC §30.20.030.B and SBMC §30.250.030.B).

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, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 22, 2018
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:
1. The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on City Staff analysis and the CEQA certificate of determination on file for this project.
 2. The requested Front Setback Modification to allow the conversion of an existing non-conforming accessory building to a single family residence, residential building additions, and a carport on an existing single family zoned lot is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The site is constrained with steep slopes, a creek tributary that bisects the property, and a 40 foot right-of-way area along the front property line. The proposed location of the proposed development is consistent with the pattern of development in the neighborhood, and although located within the front setback, the habitable areas of the proposed addition would not encroach farther into the front setback than the existing non-conforming accessory structure. In addition, the project would provide an eight to 10 foot setback from the existing creek bank which would provide for the protection of the creek habitat.
- II. Said approval is subject to the following conditions:
1. The building additions shall be a minimum of 10 feet from the top of the creek bank.
 2. The proposed carport shall remain un-enclosed and shall not be converted to an enclosed garage without further review and approval by the City due to the potential impacts to the creek.
 3. A landscape plan, consistent with the policies and guidelines outlined in the Wildland Fire Plan, shall be reviewed and approved by the Single Family Design Board prior to an application for this project being submitted for a building permit. Said approved landscape plan shall be included in the scope of work submitted for a building permit for this project.

This motion was passed and adopted on the 31st day of January, 2018 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

2/1/18
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.