



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 008-18
1520 FRANCESCHI ROAD
MODIFICATION
FEBRUARY 28, 2018

APPLICATION OF JILL HORTON, AGENT FOR K & L TRUST 8/31/09, 1520 FRANCESCHI ROAD, APN 019-102-039, RS-25 (RESIDENTIAL SINGLE UNIT, 25,000 SQUARE FOOT MINIMUM LOT SIZE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 2 DU/ACRE) (MST2017-00853)

The 19,750 square-foot site is currently developed with a two-story 2,686 square foot single family residence, attached two-car garage, and accessory storage space. The existing residence has both upper and lower level south-facing decks that are non-conforming to the primary front setback. The proposed project involves a stairway addition from the existing south-facing, lower level deck to an existing, on-grade concrete patio.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Primary Front Setback Modification to allow the proposed stairway to encroach into the primary front setback facing Franceschi Road (SBMC §30.20.030.A, SBMC §30.20.030.B.1, and SBMC §30.250.030.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 (Existing Facilities) and 15305 (Minor Alterations in 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 or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 19, 2018
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject application, making the following findings and determinations that the Front Setback Modification to allow the proposed stairway to encroach into the primary front yard facing Franceschi Road is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The location of the proposed stairway is appropriate given location of the existing development on the site and the fact that the existing site is constrained by two front setbacks. Any proposed location for a stairway from the existing lower level deck would be located within a front setback and the proposed location allows for egress from the existing deck to an on-grade

open yard area. In addition, the stairway is set back approximately two feet from the front face of the existing lower level deck, it would be minimally visible from Franceschi Road due to existing landscaping, and the Single Family Design Board has found that the proposed stairway is consistent with the Single Family Residential Design Guidelines.

This motion was passed and adopted on the 28th day of February, 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

3/2/18

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. **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.
5. **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.