



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 019-18 1307 LA CIMA ROAD OPEN YARD MODIFICATION MAY 9, 2018

#### APPLICATION OF PRESTON MANN, AGENT FOR SEAN PRATT, 1307 LA CIMA ROAD, APN 041-023-008, RS-6 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2018-00043)

The 6,700 square-foot site is currently developed with a one-story single family residence and attached two-car garage. The proposed project involves the construction of a residential addition at the rear of the existing structure, the demolition of an existing planter at the front of the existing residence, the construction of a new wrap-around covered front porch, and an interior remodel.

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

1. Open Yard Modification to allow the reduction of the existing non-conforming open yard (SBMC §30.165.100 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 and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 2, 2018.
2. Site Plans

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

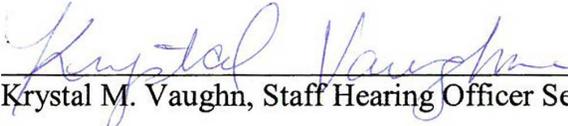
- I. Approved the subject application, making the following findings and determinations:

The Staff Hearing Officer finds that the Modification is consistent with the general purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot that will promote uniformity of improvement to the existing structure. The proposed residential addition resulting in a reduction in the non-conforming open yard is appropriate because the remaining open yard area will still remain a functional space and preserve the minimum 20'-0" x 20'-0" dimension requirement. The proposal includes aesthetic improvements to the site and the proposed large front porch will provide an additional location for the residents to enjoy outdoor living. Finally, the addition would align with the existing garage and not encroach into

any setback, and the proposal is modest, resulting in a 1,637 square feet (net) residence, which is 57% of the guideline maximum allowable floor-to-lot area ratio.

This motion was passed and adopted on the 9th day of May, 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.

  
\_\_\_\_\_  
Krystal M. Vaughn, Staff Hearing Officer Secretary      5/9/18  
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 three (3) years from the date of the approval, per SBMC §30.205.120, 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.