



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 022-19
216 VISTA DEL MAR
FRONT SETBACK MODIFICATION
JULY 31, 2019

**APPLICATION OF CAMERON PORTER, OWNER, 216 VISTA DEL MAR, APN 047-052-009,
E-3/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION:
RESIDENTIAL 1 UNIT PER ACRE (PLN2015-00545)**

The 9,583 square-foot site is currently developed with a one-story single family dwelling with a covered front entry and an attached two-car garage. The proposed project involves a substantial redevelopment (demolition and reconstruction) of the majority of the existing building, a new roof, a first floor addition and a second-story addition including a roof deck. The project also includes site improvements including a new permeable patio in the rear yard, a rainwater cistern, rooftop solar panels, and an interior remodel. The discretionary application required for this project is:

- A. A Front Setback Modification to allow for a change to the basic exterior characteristics of the residential building (SBMC §28.87.030.D.1 and SBMC §28.92.110.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 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, July 22, 2019
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject application, making the findings and determinations that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The existing garage footprint would remain unaltered, the garage does not face the street, the project utilizes the existing driveway, the proposed additions are conforming, the encroachment into the setback is minimal, and the garage design is consistent with the pattern of development in the neighborhood, as outlined in Section V. In addition, the improvement is not anticipated to adversely impact the neighboring properties.

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This motion was passed and adopted on the 31 day of July, 2019 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.



Mary Ternovskaya, Commission Secretary

7/31/2019

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 Modification 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 thirty six 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.