



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 008-20
2316 CLIFF DRIVE
MODIFICATION
APRIL 8, 2020

APPLICATION OF TED MEEDER, APPLICANT FOR JON BLAKE, OWNER, 2316 CLIFF DRIVE, APN 041-242-024, R-S 7.5 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2020-00117)

The 4,938 square foot property is currently developed with a 788 square foot single residential unit and 374 square foot attached single-car garage. The proposed project involves demolition of the existing garage and construction of a new 495 square foot detached garage and storage area with a 482 square foot accessory dwelling unit above it.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow for open yard area that does not meet the minimum size requirements for single residential units (SBMC §30.140.140 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 15303.

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, March 30, 2020
2. Site Plans


NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject application, making the finding and determination that that the Open Yard Modification is consistent with the general purposes of the Zoning Ordinance and the RS-7.5 Zone, and is necessary to secure an appropriate improvement on a lot. The proposed open yard is appropriate because it is an area that provides privacy, functions for outdoor living and would allow for the construction of a consolidated garage/storage and ADU structure that would reduce the structural footprint on the narrow lot.

This motion was passed and adopted on the 8th day of April, 2020 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



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 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.