



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 008-22
648 RICARDO AVENUE
MODIFICATION
MARCH 23, 2022

648 RICARDO AVENUE, ZONE: RS (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DWELLING UNITS/ACRE), APN: 035-292-001, PLN2020-00534, APPLICANT/OWNER: NATALIE PHILLIPS / HEIDI AND MARK SMITH

The 13,682 square-foot site is currently developed with a single-family residence and attached two-car garage. The proposed project involves substantial redevelopment of the residence, with demolishing most of the structural walls and rebuilding in approximately the same footprint with a height increase of the main residence and expansion of the garage within the front setback. The residence would remain one-story. The garage would be slightly expanded to be a two-car garage consistent with the City's contemporary Parking Design Standards. (See Staff Report, Exh. A & B.)

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow substantial redevelopment within the front setback (SBMC Table 30.20.030.A, §30.165.080.B, and SBMC §28.92.110 or 30.250.020).

WHEREAS, the Staff Hearing Officer held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in support or opposition thereto, the following exhibits were presented for the record:

1. Staff Report with Attachments, March 17, 2022.
2. Site Plans
3. Correspondence received in opposition to or with concerns on the project:
 - a. Giovanni Patota, Santa Barbara, CA 93109

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

- I. Approved the subject application, making the following findings and determinations:
 - A. **FRONT SETBACK MODIFICATION (SBMC §30.250.060)**

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the intent and purpose of the single family zones, specifically to allow single family and accessory uses such as a garage.

With the reduced footprint at the entry foyer and the expanded footprint at the garage, there is overall an approximate two square foot reduction within the front setback, and the uses (residential and residential garage) will remain consistent with the substantial redevelopment. The footprint of the proposed residence (and garage) is almost identical to the existing footprint within the front setback. The height increase and revised roofline has been reviewed by the Single Family Design Board for consistency with the neighborhood and received favorable comments, indicating that the size, bulk, and scale is appropriate. Given that the back half of the lot is constrained with a steeply sloped, landscaped backyard and a utility easement, the overall square footage within the setback will be reduced, and the positive comments from the applicable design review board on the design within the front setback, the Front Setback Modification is necessary to secure an appropriate improvement on the lot.

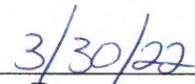
- II. Said approval is subject to the condition that the applicant submit a letter of acknowledgement/approval from Southern California Edison for any work proposed within the utility easement prior to Zoning sign-off on the building permit for the project.

This motion was passed and adopted on the 23rd day of March, 2022 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, 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. 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 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.

