



City of Santa Barbara

California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 022-22 650 ROCKWOOD DRIVE MODIFICATION JUNE 15, 2022

Assessor's Parcel Number: 021-163-001
Zoning Designation: RS-1A (Residential Single Unit)
Application Number: PLN2021-00491
Applicant: Adam Sharkey, Blackbird Architects
Owner: Shawna & Brook Reeder

The 26,968 square-foot site is currently vacant. The proposed project involves construction of a new 3,420 square foot one-story single-unit residence, with a 500 square foot attached garage, and a 767 square foot detached Special Accessory Dwelling Unit. The project includes new hardscape and landscape improvements throughout, including the removal of five Coastal Live Oak trees to be replaced with seven new Oaks.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow a uncovered parking space for the Accessory Dwelling Unit (ADU) to be located within the required 35-foot Front Setback (SBMC §30.20.030.A and SBMC §30.250.020).

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

WHEREAS, One person appeared to speak, and the following exhibits were presented for the record:

1. Staff Report with Attachments, Thursday, June 09, 2022.
2. Site Plans
3. Correspondence received:
 - a. Todd Christopher

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

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

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FRONT SETBACK MODIFICATION (SBMC §30.250.060)

The Staff Hearing Officer finds 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. Although not an unreasonable hardship, the location of the parking space does attempt to address the topographical changes and the overall preservation of the trees as it relates to the larger project. The parking space will be screened from the right-of-way by trees, a fence, and small concrete retaining wall, and from the adjacent property by new fencing and privacy screening. Impacts to neighbors are not anticipated, given that parking generally does not contribute to additional noise or privacy concerns. The property is also located in a High Fire Hazard Area, with limited off-site parking, therefore the proposal to provide an uncovered parking space is considered a benefit to the property and surrounding neighborhood.

This motion was passed and adopted on the 15th day of June, 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.

Gillian Fennessy _____ 6/15/2022
Gillian Fennessy, 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.

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6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire three (3) years 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 (36) 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.