



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 038-15 1187 COAST VILLAGE ROAD MODIFICATION JULY 8, 2015

**APPLICATION OF HEIDI JONES, APPLICANT FOR H&R INVESTMENTS,  
1187 COAST VILLAGE ROAD, APN 009-291-008, C-1/SD-3 ZONES, GENERAL PLAN  
DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL 15-27 DU/ACRE  
(MST2015-00118)**

The 1.1 acre parcel, located in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with 17,868 square foot two-story commercial building and an existing 61 space parking lot. The proposed project consists of site work including adding a total of 709 square feet of new decks and outdoor dining areas, remodeling the outdoor stairs, decks, and patios, removal of an existing landscaping area for the expansion of the lower level outdoor patio/dining area, and a revised site landscape plan. Other site improvements include alterations to the existing driveway (at the northeast portion of the parcel) to reduce the slope, requiring 80 cubic yards of imported fill and replacement of approximately 94 linear feet of an existing retaining wall.

The discretionary applications required for this project is a Front Setback Modification to allow new construction within the required 10-foot front setback (SBMC § 28.63.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

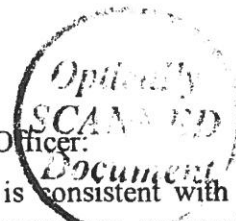
**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 2, 2015.
2. Site Plans

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

- I. 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. The proposed deck is appropriate because it is a site improvement that does not add building mass, and will retain the visual appearance of the setback while maintaining the character of the neighborhood and addressing the slope topography of the existing site.





- 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.

