

#### CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 022-08 825 Roble Lane Modification March 26, 2008

# APPLICATION OF KEN MIXON FOR MARK BELL, 825 ROBLE LANE, APN 019-252-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00025)

The 8,000 square foot project site has frontage onto both Roble Lane and Loma Media. Current development on site consists of a single-family residence with attached garage. The proposed project involves 101 square feet of lower level addition, and a remodel of the existing structure that will include the addition of site stairs, replacement of the main floor deck railing, a new entry, windows, and patio. The discretionary application required for this project is a Modification to permit alterations and additions within the interior and both front a yard setbacks (SBMC §28.15.060). The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

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 of the application or opposition thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, March 19, 2008.
- 2. Site Plans
- Correspondence received in support of the project:
  Jim Weber, 907 Roble Lane, Santa Barbara, CA 93109
- Correspondence received in opposition to the project:
  Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109

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

Approved the project, making the findings that the Modifications being requested are necessary to secure appropriate improvements of upgrade to the existing non-conforming development, and that the purpose and intent of the Ordinance is being met by allowing minor encroachments on a lot that is constrained by two front yards and an irregular shape, which limits the amount of legal building footprint.

This motion was passed and adopted on the 26th day of March, 2008 by the Staff Hearing Officer of the City of Santa Barbara.

STAFF HEARING OFFICER RESOLUTION No. 022–08 825 ROBLE LANE MARCH 26, 2008 PAGE 2

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, Staff Hearing Officer Secretary

## Date

### PLEASE BE ADVISED:

- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- 2. 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.
- 3. 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.
- 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. <u>NOTICE OF APPROVAL TIME LIMITS</u>: The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four 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 not 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.