



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 039-08

1294 BEL AIR DRIVE

MODIFICATIONS

MAY 21, 2008

**APPLICATION OF JOHN BEAUCHAMP ARCHITECT FOR PETER AND CELIA MIKO,
1294 BEL AIR DRIVE, 049-231-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL
PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2008-00159)**

The 10,036 square foot project is currently developed with a single-family residence and an accessory structure. The proposed project involves a remodel to the existing architecture, a 604 square foot addition to the existing residence, a 45 square foot addition to the existing accessory structure, a new roof deck, a relocation of the front entry and a new covered entry trellis. The discretionary applications required for this project are Modifications to permit alterations and additions within the required front and interior 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 15305.

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

1. Staff Report with Attachments, May 9, 2008.
2. Site Plans
3. Correspondence received in opposition to the project:
Mike Fasth, 1290 Bel Air Drive, Santa Barbara, CA 9310

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

Approved the modification requests for the raised roof parapet within both the front and interior setbacks; the planter box in the front setback; the 16-inch stair encroachment in the interior setback; the trellis entry; and, the new window in the interior setback by making the findings that the modifications are necessary to secure appropriate improvements to the property while meeting the purpose and intent of the Ordinance, as the improvements do not add additional floor area within the setbacks and are mostly aesthetic.

Denied the modification request for the addition to the accessory structure in the interior setback as it is not an appropriate improvement and is not consistent with the purpose and intent of the Ordinance, which increase floor area within the setback and further encroach into an existing, legal, non-conforming setback.

This motion was passed and adopted on the 21st day of May, 2008 by the Staff Hearing Officer of the City of Santa Barbara.

