



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 067-08
1724 LA CORONILLA
MODIFICATION
AUGUST 13, 2008

**APPLICATION OF LESLIE STEARNS FOR DUARD ENOCH, 1724 LA CORONILLA,
APN 035-081-006, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: 3 UNITS PER ACRE (MST2008-00263)**

The 8,300 square foot project site is currently developed with a single family residence and garage. The proposed project involves a major remodel of the existing residence and includes alterations to windows and doors, relocation of a chimney, and raising a portion of the residence's roof. The discretionary applications required for this project are Modifications to permit alterations within the required front and both 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 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 in favor or opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 6, 2008.
2. Site Plans
3. Correspondence in opposition from 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 are necessary to secure an appropriate improvement of updating the existing structure within the existing building footprint and that the purpose and intent of the Ordinance will be met by not resulting in intensification of use within required setbacks. Said approval is subject to the condition that the sliding glass door proposed for the southeast side of the residence be changed to a standard window and the trash enclosure indicated within the required front and interior setbacks on the site plan be removed and proposed in a conforming location.

This motion was passed and adopted on the 13th day of August, 2008 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.



Gloria Shafer, Staff Hearing Officer Secretary

August 15, 2008
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. **NOTICE OF APPROVAL TIME LIMITS:** 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.