



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 070-08  
1857 E. LAS TUNAS RD  
MODIFICATION  
SEPTEMBER 10, 2008

**APPLICATION OF DAVID WINITZKY FOR PETER CONSOS AND MITRA JAVIDI, 1857 EAST LAS TUNAS ROAD, APN 019-083-009, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 1 UNIT PER ACRE (MST2007-00411)**

The 30,471 square foot (0.70 acres) project site is currently developed with a single family residence and detached one-car garage. The proposed project involves a major remodel of the existing residence, increasing the living area by 931 square feet and includes enclosing a 39 square foot portion of an existing covered porch, alterations to windows and doors, relocating the attached 2-car garage within the existing structure, increasing the 2-car garage size by 68 square feet, and converting a 33 square foot portion of the attached garage crawl space to habitable space. 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**, one person appeared to speak in favor or opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 3, 2008.
2. Site Plans

**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 an appropriate improvement of increasing the habitable space within the existing building footprint. The project is consistent with the purpose and intent of the Ordinance by not increasing the building footprint in the setback, maintaining a sufficient buffer between residences, and not creating safety issues for the community. Said approval is subject to the conditions that: 1) replacement landscaping adjacent to the driveway shall be species that do not grow higher than 3 ½ feet in height, 2) trees along the front setback line be pruned up to remove the visual barrier per direction of Transportation Engineer, and 3) a Zoning Compliance Declaration be recorded, 4) the detached one car gar used as accessory space be converted back to a garage as approved, 5) a lighting plan is to be reviewed by Single Family Design Board prior to building permit issuance.

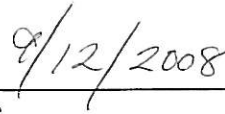
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This motion was passed and adopted on the 10th day of September, 2008, by the Staff Hearing Officer of the city of Santa Barbara.

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



\_\_\_\_\_  
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.

