



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 034-09
6 ROSEMARY LANE
MODIFICATION
MAY 6, 2009

**APPLICATION OF DONALD SHARPE FOR KAREN PICK,
6 ROSEMARY LANE, APN 015-093-017, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL
PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00068)**

The 14,100 square foot project site is located on the corner of Rosemary and Abigail Lanes. Current development on site consists of a 2-story single family residence and attached 2-car garage. The proposed project involves 591 square feet of first floor additions, a remodel that will include a change in architectural style, relocation of the front door, a covered entry, door and window changes, and a new trash storage enclosure. The discretionary applications required for this application are Modifications to permit alterations, additions, and the trash storage within the front yard setback from Rosemary Lane (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 & 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, and one people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 29, 2009.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Emily Nichols, 153 Cedar Lane
 - b. Wes and Mary Gibson, 2 Rosemary Lane
 - c. Prem Krish, 56 La Vista Grande
 - d. Phil Beautiron, 120 Cedar Lane
4. Correspondence received in opposition to the project:
 - a. Paula Westbury, 650 Miramonte Drive

STAFF HEARING OFFICER RESOLUTION NO. 034-09
6 ROSEMARY LANE
MAY 6, 2009
PAGE 2

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

Approved the subject application making the finding the 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 alterations allow the existing residence to be changed to a craftsman style, which is an appropriate improvement for this property and neighborhood, and the minor front entry addition enhances the structure's street presence without impacting adjacent neighbors.

This motion was passed and adopted on the 6th day of May, 2009, 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 the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. 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.
4. 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.
5. **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.
6. **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 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.

