



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 051-10
216 NATOMA AVENUE
MODIFICATION
OCTOBER 6, 2010

APPLICATION OF PACIFIC ARCHITECTS, AGENT FOR NANCY MAMMEL REVOCABLE TRUST, 216 NATOMA AVENUE, APN 033-062-019, R-4/HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE/SD-3 COSTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL & RESIDENTIAL (MST2010-00145)

The 6,000 square foot project site is currently developed with a two-story duplex and detached two-car garage with storage. The proposed project involves a remodel and 101 square foot addition to the lower unit, a 220 square foot addition to the upper unit, demolition of the existing garage and storage room, and construction of a 527 square foot two-car garage, outdoor fireplace, and barbeque area with counter and sink. The new garage will be approximately six inches taller than the previous structure. The discretionary application required for this project is a Modification to permit the garage expansion to be located within the required 6' interior setback (SBMC §28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 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 no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 29, 2010.
2. Site Plans

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

I. Approved the subject application making the following findings and determinations:

Approved the project making the finding that 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 encroachment into the interior setback is appropriate because it will allow the new two-car garage to provide functional parking spaces in the existing garage location.

This motion was passed and adopted on the 6th day of October, 2010, 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.

Gabriela Feliciano

October 6, 2010

Gabriela Feliciano, Commission Secretary (Acting)

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 Architectural Board of Review (ABR) 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.