



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 008-11

533 CONEJO ROAD

MODIFICATIONS

MARCH 9, 2011

APPLICATION OF ARTHUR GALINDO, AGENT FOR MIGUEL & ZENaida MARDUENO, 533 CONEJO ROAD, APN 019-062-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2010-00389)

The 7,046 square foot project site has frontage onto Conejo Road and Conejo Lane. Previous development on site consisted of a 1,417 square foot single-family residence and attached 402 square foot garage, which were destroyed in the Tea Fire. The proposed project involves the construction of a 2,115 square foot single-family residence and attached 402 square foot two-car garage. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five (35') foot front setback facing Conejo Lane and both 15' 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 & 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 either in favor or in opposition of the application, and the following exhibits were presented for the record:

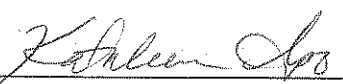
1. Staff Report with Attachments, March 2, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the Modifications, making the findings that the Modifications to allow new construction within the required thirty-five foot front setback facing Conejo Lane and both 15-foot interior setbacks are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed changes within required setbacks allow for a single-family residence and garage to be replaced and upgraded on a lot with several development constraints.
- II. Said approval is subject to the condition that the Single Family Design Board review the proposed second-floor bedroom windows within the interior setbacks with regard to neighborhood privacy issues of appropriateness and location.

This motion was passed and adopted on the 9th day of March, 2011 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.



Kathleen Goo, Staff Hearing Officer Secretary Date 3/15/11

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.