



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 023-12
326 CANON DRIVE
MODIFICATION
JUNE 13, 2012

APPLICATION OF MARK MORANDO, APPLICANT FOR ALAN STEPHENS, 326 CANON DRIVE, APN 053-141-004, E-2/SD-2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00202)

The proposed project includes the "as-built" conversion of a 112 square-foot storage room adjacent to the garage to habitable space. No exterior changes or additional floor area is requested. The 14,700 square-foot lot is currently developed with an existing 1,499 square-foot single family residence with an attached 375 square-foot garage on the 14,700 square foot lot. The discretionary application required for this project is a Modification for conversion of a storage room to habitable space within the 25' front setback (SBMC § 28.15.060 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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 thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 6, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Lex McKenna, Santa Barbara, CA.
 - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the Modification making the findings and determinations that it is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposal does not involve any new floor area or exterior improvements, and is not expected to negatively impact adjacent neighbors, as the proposed conversion is consistent with the residential use of the property.
- II. Said approval is subject to the condition that the height of the existing hedge within 10 feet of the front property line and within 10 feet of either side of the driveway for a distance of 20 feet from the front property line be reduced to a maximum of three and one-half feet.

This motion was passed and adopted on the 13th day of June, 2012, 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 _____ 6/14/12 _____
Kathleen Goo, Commission 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. **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 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.