



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 032-12 240 VISTA DE LA CUMBRE MODIFICATIONS SEPTEMBER 5, 2012

APPLICATION OF JEFF VAN HOUSEN, CONTRACTOR FOR PATRICIA WALKER, 240 VISTA DE LA CUMBRE, APN 053-092-016, E-3/SD-2 ONE-FAMILY RESIDENCE/SPECIAL DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00307)

The 9,000 square foot lot is developed with an existing 1,750 square foot one-story residence with a detached one-car carport. The proposed project is to demolish the as-built enclosure of the one-car carport that created an accessory building and construct an 18.5 net square foot addition to create a one-car garage within two required interior setbacks.

The discretionary applications required for this project are:

1. A Modification to allow alterations to an existing structure located within the required six-foot interior setback (SBMC §28.15.060 & §28.92.110);
2. A Modification to allow alterations and an addition to the width of the existing structure within the required six-foot interior (rear) setback (SBMC §28.15.060. & §28.92.110); and
3. A Modification of the required minimum distance between buildings to allow the one-car garage to be located less than five feet from the main building (SBMC §28.04.010 & §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 Section 15301 (Alterations to Existing Facilities).

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, August 29, 2012.
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 as submitted making the findings and determinations that Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed conversion of the garage is appropriate because the increased width will allow for adequate space to accommodate an average sized vehicle, in the same area where a two-sided carport had existed for many years. The proposed conversion is expected to have less impacts on adjacent neighbors than the previously permitted condition, by reducing vehicle noise associated with the parking space.

This motion was passed and adopted on the 5th day of September 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, Commission Secretary

Date 9/6/12

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.