



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 035-12 30 RUBIO ROAD MODIFICATIONS OCTOBER 3, 2012

APPLICATION OF THOMAS SMITH, AGENT FOR CINDY AND WAYNE WECKSLER, 30 RUBIO ROAD, APN 029-342-020, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00141)

The property is currently developed with a 1,584 square foot one-story residence with unfinished basement and an attached two-car garage. This project includes alterations to the windows and doors located within the existing front setback and the conversion of a portion of the existing unfinished basement into habitable floor area within the required interior setback. The discretionary applications required for this project are:

1. A Modification to allow alterations to the doors and windows of the existing residence located in the required 30-foot front setback (SBMC § 28.15.060 and SMBC § 28.92.110); and
2. A Modification to allow alterations to the existing residential structure to allow the unfinished basement to be converted to habitable floor area within the required ten-foot interior setback (SBMC § 28.15.060 and SMBC § 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 (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, September 12, 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 making the findings and determinations that the 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 interior and front setback modifications to allow alterations to windows, doors and conversion of unfinished basement are appropriate because the additional floor area is located within the existing volume of the residence, no new openings are proposed or required within the required setback for the new lower floor area, and the new and relocated windows within the required front setback on the upper level are not expected to cause an adverse impact to the neighbor to the east.

