



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 037-12  
2926 SERENA ROAD  
MODIFICATION  
OCTOBER 3, 2012

**APPLICATION OF PAMELA SCOTT AND ROBERT COLLECTOR, 2926 SERENA ROAD,  
APN 051-202-017, E-3/S-D-2 SINGLE FAMILY RESIDENTIAL AND UPPER STATE STREET  
AREA SPECIAL DISTRICT ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY  
RESIDENTIAL (5 DU/ACRE) (MST2012-00347)**

The existing 7,500 square foot site is currently developed with a 1,607 net square foot one-story residence and a 456 net square foot detached two-car garage. The proposed project involves a 329 net square foot single-story addition, of which approximately 30 square feet would encroach into the required interior setback, to the rear of the existing single-family residence. Please note that this addition is currently under construction. The discretionary application required for this project is a Modification to allow new construction and alterations within the required six-foot interior setback (SBMC §28.15.060 & 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 in favor of the application, and two (2) people appeared to speak in opposition 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 support of the project:
  - a. David and Victoria Harvey, Santa Barbara, CA.
4. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA.
  - b. Susan Basham, (Attorney for Kevin Parent), Santa Barbara, CA.
  - c. Kevin Parent, Santa Barbara, CA.

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

- I. Approved the Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement and to promote uniformity of improvement on the lot. The proposal involves a small addition of useable floor area within the setback, and is not expected to negatively impact adjacent neighbors, as the proposed addition is consistent with the residential use of the property.
- II. Said approval is subject to the following conditions of approval:
  - A. The water softener within the required interior setback shall be removed.
  - B. The applicant shall apply for the Single Family Design Board (SFDB) consent calendar for the review of the proposed landscaping between the subject property and 2932 Serena Road. The applicant shall provide appropriate landscape screening (including trees) to soften the view of the proposed addition from the adjacent property, and remove the bamboo plantings within the interior setback.

This motion was passed and adopted on the 3<sup>rd</sup> day of October, 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, Staff Hearing Officer 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. 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.