



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 027-13 832 DOLORES DRIVE MODIFICATIONS MAY 1, 2013

APPLICATION OF Y.S. KIM ARCHITECT FOR KENNETH CREAGER AND JUDY FICK, 832 DOLORES DRIVE, APN: 035-033-009, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00118)

The 18,900 square-foot site is located in the Hillside Design District and is currently developed with a 1,992 square foot, one-story residence and a detached 481 square foot garage. The proposed project involves one-story additions totaling 722 square feet to the existing residence, construction of a 251 square foot attached garage, permitting of as-built site walls, and the remodel of the existing detached garage. The project will result in a 2,714 square foot one-story residence with an attached 251 square foot garage and a 481 square foot detached garage. A similar project was reviewed earlier and required review by the Single Family Design Board (SFDB). This is a revised project that does not require review by the SFDB.

The discretionary applications required for this project are:

1. A Modification to allow alterations, including an increase in roof pitch, to the detached garage within the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the total garage floor area to exceed the maximum allowable of 500 square feet. (SBMC § 28.87.160 and SBMC § 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.

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 one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 25, 2013.
2. Site Plans

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

- I. Approved the subject application making the findings and determinations that the Modification to allow garage area in excess of 500 square feet is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed one-car garage addition is appropriate because of the overall lot size and the location of the existing garage in relationship to the house, as described in Section V of the Staff Report.

II. Said approval is subject to the following conditions:

- A. The existing detached garage shall not be converted to any other accessory use or used as a separate living area, and shall remain open and available for the parking of vehicles.
- B. Prior to building permit issuance, the applicant shall submit a drainage plan that shows how the project complies with the Tier 3 requirements of the City's Storm Water Management Program.
- C. The driveway area shall be minimized to provide the minimum required for ingress and egress.
- D. The driveway area located in the required setback shall be shown on the plans as a no parking area.

This motion was passed and adopted on the 1st day of May, 2013 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. **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.