



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 028-13 254 SAN JULIAN AVENUE MODIFICATION MAY 15, 2013

APPLICATION OF J. GRANT DESIGN STUDIO, ARCHITECT FOR FRANK DITIRRO, 254 SAN JULIAN AVE., APN 045-144-023, E-3 ONE-FAMILY RESIDENCE & SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (5 DU/ACRE) (MST2013-00089)

The 6,776 square-foot site is located in the non-appealable jurisdiction of the Coastal Zone and is developed with a one-story, 1,006 square foot, single-family residence with an attached 370 square foot, two-car garage. The proposed project involves construction of a 735 square foot second story addition and 449 square-foot, first floor addition. The proposal also includes an interior and façade remodel, a 39 square feet entry porch addition and a new 208 square foot balcony. The proposed construction will result in 2,190 square foot, two-story residence with an attached 370 square foot garage.

The discretionary application required for this project is a Modification to allow conforming alterations and additions that will change the basic exterior characteristics of the existing one-story residence that is non-conforming to the required 20-foot front and six-foot interior setbacks (SBMC § 28.15.060, 28.87.030.D, 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 and 15305 (Existing Facilities and Minor 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:

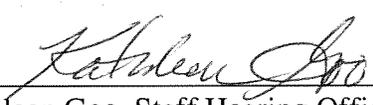
1. Staff Report with Attachments, May 9, 2013.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Ron Nichols, Santa Barbara, CA.
 - b. Paula Westbury, Santa Barbara, CA.

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 alterations to a legal non-conforming building are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed additions and alterations are appropriate because the proposed additions will conform to all setback requirements and the addition is an appropriate improvement for a single-family residence, and is not anticipated to impact the adjacent neighbors adversely.
- II. Said approval is subject to the condition that if the non-conforming portions of the building are demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and the Modifications will become null and void.

This motion was passed and adopted on the 15th 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. 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.