



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 080-13 1426 ALTA VISTA ROAD MODIFICATION DECEMBER 11, 2013

APPLICATION OF BRIAN MILLER DESIGNER FOR PEYTON EVANS REVOCABLE TRUST, 1426 ALTA VISTA ROAD, APN: 029-100-002, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION (12 UNITS/AC): MEDIUM DENSITY RESIDENTIAL (MST2013-00387)

The 8,996 square foot corner lot is developed with a 1,981 square foot two-story residence, a 294 square foot, detached one-car garage with storage room (northern garage), and a 604 square foot, detached accessory building consisting of a one-car garage and a recreation room (southern garage). The proposed project involves permitting the 'as-built' trellis roof structure and skylight located between the existing residence and the northern garage, conversion of a 74 square foot storage area into a laundry room in the northern garage, and alterations to the southern garage. The proposal will address violations identified in enforcement case ENF2012-01023.

The discretionary application required for this project is a Front Setback Modification to allow the trellis roof and the conversion of storage to laundry room within the required 15-foot front setback along the property's secondary frontage on Micheltorena Street. (SBMC § 28.18.060 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 Alterations in 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:

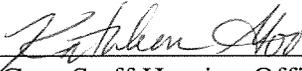
1. Staff Report with Attachments, December 5, 2013.
2. Site Plans

I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Front Setback Modification making the findings and determination that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed 'as-built' trellis roof and laundry room conversion are appropriate because the lot is constrained, the trellis roof is not visible from the street, does not add additional habitable space in the front setback and does not have a negative visual impact on the surrounding neighborhood, as described in Section IV of the Staff Report.

- II. Said approval is subject to the condition that the existing gate across the southern driveway shall be removed prior to the final inspection for the building permit issued for this project.

This motion was passed and adopted on the 11th day of December, 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.