



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 060-14 1260 DOVER LANE MODIFICATIONS OCTOBER 15, 2014

**APPLICATION OF GLEN DEISLER, ARCHITECT FOR CONVIS 1997 TRUST,
1260 DOVER LANE, APN: 019-220-015, E-1 (ONE-FAMILY RESIDENCE) ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE)
(MST2014-00372)**

The 9,477 square foot site is currently developed with a 1,024 square foot single family residence with an attached 309 square foot garage. The proposed project involves 511 square feet of additions to the dwelling, exterior alterations including raising the height of the roof, new and relocated windows, a façade remodel, a 335 square foot terrace with barbeque, a new pergola, site walls, minor landscaping changes and interior alterations. The proposed total of 1,844 square feet of development on a 9,477 square foot lot in the Hillside Design District is 52% of the required maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to raise the height of the roof, add new buttresses and to allow new windows within the required thirty-foot front setback (SBMC §28.15.060 and SBMC §28.92.110); and
2. Interior Setback Modification to raise the height of the roof and to allow an addition with new windows within the required ten-foot interior setback (SBMC §28.15.060 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:

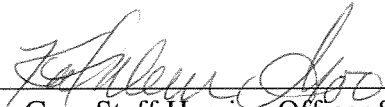
1. Staff Report with Attachments, October 9, 2014.
2. Site Plans

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


- I. Approved the subject application making the findings and determinations that:
 - A. The Front Setback 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 changes to the garage and the new and relocated windows are appropriate improvements to the residence and are not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street frontage.
 - B. The Interior Setback 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 addition and alterations are appropriate improvements to a single-family residence, are uniform improvements to the existing building, and are not anticipated to adversely impact the adjacent neighbors.
- II. Said approval is subject to the following conditions:
 - A. The new wall and proposed changes to the existing walls in the public right-of-way may require an encroachment permit and are subject to review and approval by the Public Works Department.
 - B. If the building is demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and the applicant and/or property owner shall contact Planning Division Staff for a determination on whether the interior setback Modification is still valid.
 - C. The concrete within the front yard between the existing driveway and the west interior property line and the concrete within the west interior setback shall be removed.
 - D. All encroachments into the non-conforming minimum interior garage dimensions shall be removed.

This motion was passed and adopted on the 15th day of October, 2014 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.