



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 002-15

145 CEDAR LANE

MODIFICATIONS

JANUARY 7, 2015

**APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR WGH VENTURES, INC.,
145 CEDAR LANE, APN: 015-092-001, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE)
(MST2014-00589)**

The 8,686 square foot site is currently developed with a 1,499 square foot single-family residence and an attached 397 square foot two-car garage. The proposed project includes removing the high pitch gable roof at the front of the garage, relocating the garage door to face Cedar Lane and for a new driveway and curb cut for the residence. The discretionary application required for this project is a Front Setback Modification to allow the alterations to the garage within the required 30 foot front setback.

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 17, 2014.
2. Site Plans

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

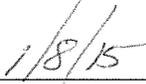
- I. Approved the Front Setback Modification making the finding and determination that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations to the garage are appropriate because it will result in a reduction of paving in the front yard and a new permeable driveway, and the alterations are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.
- II. Said approval is subject to the following conditions:
 - A. A permit shall be obtained for the removal and replacement of the curb cuts from the Public Works Department when the project is submitted for a building permit.
 - B. If the washer/dryer and water heater are to remain inside the garage, a Parking Design Waiver shall be obtained from the Public Works Department prior to the Building Permit issuance. If the Parking Design Waiver is not approved, the washer/dryer and water heater shall be removed from the garage.

This motion was passed and adopted on the 7th day of January, 2015 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.