



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 007-15
1575 ORAMAS ROAD
MODIFICATIONS
FEBRUARY 4, 2015

APPLICATION OF MARK MORANDO, DESIGNER FOR GEORGE PECOULAS AND PATRICIA LUSCOMBE, 1575 ORAMAS ROAD, APN: 029-051-005, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00587)

The 15,114 square foot site is currently developed with a 2,230 square foot, two-story single family residence and an attached 312 square foot, “as-built”, two-car garage. The proposed project involves permitting the “as-built” conversion of the carport to a garage, a new standing seam, metal roof, alterations to the roof above the “as-built” garage and to the roof of dwelling, a new garage door, new windows and doors and exterior alterations. A previous application (MST2014-00294) was reviewed and approved by the Single Family Design Board on July 14, 2014, for a 25 square foot addition, a new balcony and exterior alterations to the dwelling at the property.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the “as-built” conversion of the carport to a garage including alterations to the “as-built” garage within the required 30’ front setback (SBMC § 28.15.060 and SBMC § 28.92.110) and;
2. An Interior Setback Modification to allow the “as-built” conversion of the carport to a garage including alterations to the “as-built” garage and dwelling within the required 10’ 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 15303 and 15305 (New Construction 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, January 29, 2015.
2. Site Plans

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


Approved the requested Front and Interior Setback Modifications making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The “as-built” conversion of the carport to a garage and the proposed alterations to the roof and roof eave of the dwelling and garage are appropriate improvements to a single family residence because they are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage, will result in reduction of openings in the setbacks and a cohesive design that will allow for an integrated roof system for the dwelling and garage.

This motion was passed and adopted on the 4th day of February, 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. 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.