



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 016-15
3015 SAMARKAND DRIVE
MODIFICATIONS
MARCH 18, 2015

**APPLICATION OF AMY TAYLOR, ARCHITECT FOR LESLIE NOLAN,
3015 SAMARKAND DRIVE, APN: 051-191-007, E-3 (ONE-FAMILY RESIDENCE) SD-2
(SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW
DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2014-00628)**

The 7,604 square foot site is currently developed with a 1,092 square foot one-story single family dwelling with an attached 335 square foot two-car garage. The proposed project is to construct a 118 square foot addition to the garage, to legalize an “as-built” 125 square foot first floor addition, to construct 202 square feet of new one-story additions and a 763 square foot second-story addition to the dwelling. Also proposed is demolition of an existing 100 square foot front porch, construction of a new 370 square foot front porch and an interior remodel to the dwelling. The proposed total of 2,635 square feet is 85% of the required maximum floor-to-lot area ratio (FAR)

The discretionary applications required for this project are:

1. Interior Setback Modification to allow an addition to the residence and to the garage within the required six-foot interior setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an “as-built” addition to the residence within the required six-foot interior setback to the south (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 & 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, March 12, 2015.
2. Site Plans

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

- I. Approved the requested 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 appropriate improvements on the lot. The “as-built” addition that encroaches into the south interior setback is appropriate because the “as-built” addition follows the line of the existing house, has no new openings, and is not anticipated to adversely impact the adjacent neighbor. The proposed encroachments into the north interior setback are

appropriate because the encroachments are at minimum five feet from the property line, the encroachments are small and allow for square corners of the building and the encroachments are not anticipated to adversely impact the adjacent neighbors.

- II. Said approval is subject to the condition that a Zoning Compliance Declaration shall be recorded for the property.

This motion was passed and adopted on the 18th day of March, 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

3/18/15

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.