

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 042-15 701 ISLAND VIEW DRIVE MODIFICATIONS AUGUST 5, 2015

APPLICATION OF GREGORY JENKINS, APPLICANT FOR PETERSEN FAMILY TRUST 6/18/86, 701 ISLAND VIEW DRIVE, APN: 035-091-008, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE (MST2015-00074)

The 10,000 square foot site is currently developed with a 1,413 square foot one-story single family residence with an attached 424 square foot two-car garage. The proposed project is to construct a 140 square foot one-story addition and a new 603 square foot second-story addition to the existing residence.

The discretionary applications required for this project are:

- 1. <u>Front Setback Modification</u> to allow a conforming second-story addition and a one-story addition with a new window for the residence in the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
- 2. <u>Interior Setback Modification</u> to allow a conforming second-story addition and alterations to the dwelling with new windows for the residence in the required 10-foot interior setback (SBMC § 28.15.060 & 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, July 30, 2015.
- 2. Site Plans
- 3. Correspondence received in opposition to the project:
  - a. William G. Henrikson, Santa Barbara, CA.

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## NOW, THEREFORE BE IT RESOLVED that:

- Interior Setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed additions and alterations with new windows to the dwelling are appropriate improvements to a single family residence because the second-story addition will comply with the required setbacks, and as the alterations to the dwelling with new windows and the first-story addition are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage, and they will result in a cohesive design to the existing dwelling.
- **II.** Said approval is subject to the following condition:
  - **A.** A Parking Design Waiver shall be obtained from the Public Works Department prior to building permit issuance.
  - B. The proposed first story window (approx. 4 ft. x 6 ft.) on the south elevation of the rear bedroom shall be redesigned to be a clerestory window. The lower ledge of the clerestory window shall be at least  $4\frac{1}{2}$  feet above the finished floor elevation.

This motion was passed and adopted on the 5<sup>th</sup> day of August, 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

8/6/15

## 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.

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- 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. <u>NOTICE OF APPROVAL TIME LIMITS</u>: 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.

