



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 012-16 2955 VENTURA DRIVE INTERIOR SETBACK MODIFICATION FEBRUARY 17, 2016

APPLICATION OF ROBERT FOLEY, ARCHITECT FOR JEFFREY K. LINDGREN, 2955 VENTURA DRIVE, APN: 053-293-004, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2015-00624).

The approximately 7,345 square-foot site is currently developed with an 894 square foot single family dwelling, an attached 220 square foot one-car garage and a detached shed. The proposed project involves construction of a 447 square foot one-story addition, exterior alterations and an interior remodel to the dwelling. The proposed total of 1,561 square feet is 52% of the required maximum guideline floor-to-lot area ratio (FAR). The proposal will address a violation in a Zoning Information Report (ZIR2008-00118). The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence with new openings within the required six-foot interior setback to the west (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 to 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 in favor of the application, or appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 11, 2016.
2. Site Plans

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

- I.** Approved the subject application making the following findings and determinations:

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 with new windows that encroach into the west interior setback are appropriate because the proposed addition follows the line of the existing house and the addition and new windows are not anticipated to adversely impact the adjacent neighbors.

II. Said approval is subject to the following conditions:

1. The miscellaneous stored items shall be removed from the setbacks.
2. The unpermitted sheds shall be removed from the setbacks.
3. The stored items shall be removed from the garage and the garage shall be available for the parking of one vehicle at all times.

This motion was passed and adopted on the 17th day of February, 2016 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.



Julie Rodriguez, Planning Commission Secretary

2/17/16

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.

