

City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 021-16
1011 ARBOLADO ROAD
MODIFICATIONS
MARCH 30, 2016

APPLICATION OF DENNIS THOMPSON FOR ANDREW & LAURIE WILSON, 1011 ARBOLADO ROAD, 019-241-023, E-1 ZONE (SINGLE-FAMILY RESIDENCE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/ACRE) (MST2015-00623)

The 18,833 square foot parcel, located in the Hillside Design District, is currently developed with a 2,068 square foot single-family residence and a detached 380 square foot two-car garage with an attached 141 square foot storage room. The proposed project is for a 499 square foot addition to an existing two-level single-family residence. The garage and storage room will be demolished and replaced with a new 383 square foot two-car garage and a replacement 141 square foot storage room, both to be connected to the residence with a new breezeway. This project will also address violations in Zoning Information Report ZIR2009-00521.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the new storage room and breezeway to encroach into the required interior setback (SBMC § 28.18.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow the new garage and storage room to encroach into the required front setback (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. A Modification to allow an accessory building (storage room) to be located in a front yard (SBMC § 28.87.160).

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 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 24, 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:
 - A. The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed storage room and breezeway are appropriate because they will not increase the amount of encroachment or openings in the required interior setback, and the Single Family Design Board found the additions to be designed sensitively to not adversely impact the adjacent neighbors. In fact, the new storage room will encroach less into the interior setback than the existing storage building. The new

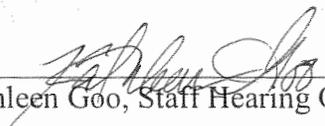
breezeway will encroach in the same location as the existing roof overhang on the dwelling and the project is not anticipated to adversely impact the adjacent neighbors.

- B. The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed garage and storage room additions are appropriate because they allow for a more conforming garage and maintenance of an existing storage area. The garage and storage room are set below the level of the street and are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.
- C. The Staff Hearing Officer finds that the Modification to Allow an Accessory Building to be Located within the required front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The site is constrained by topography and suitable areas where storage could be accommodated. The storage room is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

- II. Said approval is subject to the following condition that a design waiver for the garage size shall be obtained from the Public Works Department prior to building permit issuance.

This motion was passed and adopted on the 30th day of March, 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.



Kathleen Goo, Staff Hearing Officer Secretary

4/5/16

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. 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.