City of Santa Barbara
California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 040-16
201 CALLE ALAMO
MODIFICATION
JUNE 22, 2016

APPLICATION OF SHAWN GODKIN, APPLICANT FOR SARAH C. DANDONA, 201 CALLE ALAMO, APN: 053-251-011, E-3 (SINGLE FAMILY RESIDENCE) AND SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2016-00159)

The 5,970 square-foot site is currently developed with a 1,333 square-foot one-story single family dwelling with an attached 263 square foot one-car garage. The proposed project involves construction of 13 square feet of one-story additions with new entry steps and guardrails, new and relocated doors and windows, a new 3 1/2 feet high wall, and an interior remodel to the existing one-story dwelling. The proposed total of 1,607 square feet on a 5,970 square foot lot is 60% of the guideline maximum floor-to-lot area ratio (FAR). The project will address violations identified in a Zoning Information Report (ZIR2016-00083).

The discretionary application required for this project is a Front Setback Modification to allow an addition and alterations to the dwelling including new entry steps and guardrails and new and relocated window and doors within the required twenty-foot secondary front setback facing Calle Rosales (SBMC §28.15.060, 28.45.008, 28.15 and 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, June 16, 2016.
2. Site Plans

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

I. Approved the Front Setback Modification with the findings and determinations that the 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 additions and alterations are appropriate because of the location of the existing development on site, the two front yards, and as the proposal is not anticipated to adversely impact the adjacent properties or the visual openness of the street frontage.

II. Said approval is subject to the following conditions:

A. The landscaping located in the public right-of-way shall be shown on the plans submitted to the Building Division and is subject review and approval by the Public Works Department.

B. The unpermitted gate across the driveway, the miscellaneous stored items and the two play structures in the required setbacks shall be removed from the property.

C. The over height hedge along the adjacent neighbor's driveway, shall be shown on the plans submitted to the Building Division to comply with the sight visibility triangle requirements outlined in Santa Barbara Municipal Code Section 28.87.170.

D. The violations outlined in ZIR2016-00083 shall be abated as part of this proposal and shall be included in the Scope of Work for the project.

E. Any landscaping in the public right-of-way and along the driveway shall be shown on the plans submitted to the Building Division to comply with the driveway sightline and intersection sight distance standards outlined in the Santa Barbara Municipal Code Section 28.87.170, subject to review and approval by the Public Works Department.

This motion was passed and adopted on the 22nd day of June, 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 — Date 8/23/16

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.