

City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 056-16 1721 LA CORONILLA DRIVE MODIFICATIONS AUGUST 31, 2016

APPLICATION OF TOM OCHSNER, ARCHITECT FOR MICHAEL MALENGO, 1721 LA CORONILLA, APN 035-083-002, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE (MST2016-00139)

The 6,500 square-foot site is currently developed with 1,363 square foot one-story single family dwelling with an attached 426 square foot two-car garage. The proposed project involves construction of a new 621 square foot second story addition with a new 286 square foot second-story deck. The proposed total of 2,410 square feet is 86% of the maximum required floor to lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00202).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow construction of a conforming second-story addition with a new second-story deck that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 30-foot front setback (SBMC § 28.87.030 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow construction of a conforming second-story addition with a new second-story deck that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 10-foot west interior setback (SBMC § 28.87.030 and SBMC § 28.92.110); and
3. An Interior Setback Modification to allow construction of a conforming second-story addition with a new second-story deck that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 10-foot east interior setback (SBMC § 28.87.030 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 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:

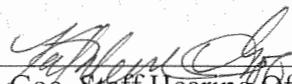
1. Staff Report with Attachments, August 25, 2016.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. George Mogyoros, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that:

- I.** The City Staff Hearing Officer made the following findings and determinations:
- A.** Approved 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 second-story addition with new deck is appropriate because it will allow for a conforming second-story addition with deck to the dwelling and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street.
 - B.** Approved the East 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 second-story addition with new deck is appropriate because it will allow for a conforming second-story addition with deck to the dwelling that is not anticipated to adversely impact the adjacent neighbors and no new opening are proposed to the dwelling in the required interior setback.
 - C.** Approved the West 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 second-story addition with new deck is appropriate because it will allow for a conforming second-story addition with deck to the dwelling that is not anticipated to adversely impact the adjacent neighbors and no new openings are proposed to the dwelling in the required interior setback.
- II.** Said approval is subject to the following condition that prior to the issuance of a building permit for the project, the Owner shall provide City staff with a report, prepared by a Structural Engineer stating that the demolition of the nonconforming portions of the dwelling are not required. An exploratory demolition permit would be issued to allow the preparation of the report. Despite the report described above, if the dwelling is demolished beyond what is shown on the plans, the construction shall be halted, and the Modifications approvals will become null and void.

This motion was passed and adopted on the 31st day of August, 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

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.