



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 063-16 501 BRINKERHOFF AVENUE MODIFICATION OCTOBER 12, 2016

**APPLICATION OF VANGUARD PLANNING, LLC, APPLICANT FOR RYAN L. & JILL BELL, 501 BRINKERHOFF AVENUE, APN: 037-162-008, C-2 (COMMERCIAL ) ZONE, GENERAL PLAN DESIGNATION: (COMMERCIAL/MEDIUM HIGH DENSITY 15-27 DU/ACRE) (MST2015-00111)**

The 2,203 square foot site is currently developed with 708 square foot one-story single-family dwelling with a 205 square foot front covered entry deck. The proposed project involves replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling, exterior alterations including new windows and doors, and an interior remodel to an existing single-family residence located in the Brinkerhoff Avenue Landmark District. No new square footage is proposed to the dwelling and no parking exists on site. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00472). This residence is a designated Structure of Merit.

The discretionary applications required for this project is a Front Setback Modification to allow alterations to the dwelling including the replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling and new windows and a new door in the required 10-foot front setback facing Brinkerhoff Avenue (SBMC § 28.21.060 and 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality 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, September 22, 2016.
2. Staff Report with Attachments, October 6, 2016
3. Site Plans

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

- I. Approved the requested Front Setback Modification making 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 new gable roof with increased roof height, and the new windows and door are appropriate because the proposal meets the Secretary of the Interior's Standards for Rehabilitation, the project will have a less than significant impact to the resources and the surrounding Brinkerhoff Avenue Landmark District, the project will result in a design that will be more compatible and will benefit the Historic Resource, the number of openings in the setback will be reduced and the new gable roof, windows

and door are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

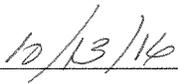
**II.** Said approval is subject to the following conditions:

- A.** The violations outlined in ZIR2014-00472 shall be abated and included in the Scope of Work for the project.
- B.** The side trellis, attached shed and miscellaneous stored items shall be removed from the required setbacks.
- C.** The eave of the proposed roof shall be set back approximately one foot from the Brinkerhoff Avenue front lot line unless the Historic Landmarks Commission determines that the reduction is in conflict with the architectural style of the structure.

This motion was passed and adopted on the 28<sup>th</sup> day of September, 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 **Historic Landmarks Commission (HLC)** 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.