



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 052-08

1057 ARBOLADO ROAD

MODIFICATIONS

JULY 2, 2008

**APPLICATION OF JEFF SHELTON, AGENT FOR ANN DE BRUYN KOPS,
1057 ARBOLADO ROAD, APN 019-241-013, E-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00462)**

The project site is currently developed with a single-family residence with attached garage. The proposed project involves a major remodel, site improvements, new deck, and 1,200 square feet of first and second floor additions. The discretionary applications required for this project are Modifications to permit alterations and additions within the required front setback and open yard areas (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

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, and four people spoke in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 25, 2008.
2. Site Plans

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

Approved the Modifications as proposed, making the findings necessary to secure appropriate improvements on the lot that are consistent with the purposes and intent of the Zoning Ordinance, such that: 1) The proposed addition in the front setback located behind an existing portion of the house that is-already located in the setback and would not encroach closer to the street and further into the front setback; 2) The proposed alteration to the existing garage would not change the building footprint of the garage nor intensify the existing use of the garage; and 3) The resultant open yard meets open yard requirements contained in the Ordinance that the Ordinance Committee has reviewed and recommended that City Council Introduce and Adopt. This approval is subject to the conditions that: 1) The proposed height of the garage roof would not change; and 2) Transportation Division staff to review the landscaping improvements in the driveway area for safety and visibility concerns.

This motion was passed and adopted on the 2nd day of July, 2008 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 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.
3. 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.
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 not 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.