



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 007-10  
219 SYCAMORE LANE  
MODIFICATION  
MARCH 10, 2010

**APPLICATION OF DESIGNARC, ARCHITECT FOR HOUSING AUTHORITY OF SANTA BARBARA, 219 SYCAMORE LANE, APN 017-073-046, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00482)**

The 1.69 acre project site is currently developed with ten duplex buildings totaling twenty residential units. The proposed project involves a remodel, architectural upgrade, new entry porches, upper level balconies, and laundry rooms for the units. The discretionary applications required for this project are:

Modifications to permit architectural elements to encroach into the required twenty-foot front and six-foot interior setbacks (SBMC §28.18.060), and;

Modifications to permit architectural elements and laundry room additions to be located within the required fifteen-foot building separation (SBMC 28.18.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 3, 2010.
2. Site Plans
3. Correspondence received in support of the project:
  - a. Geoff and Kim Crane, 21 Crestview Lane, Santa Barbara, Ca
  - b. A petition containing 20 tenant signatures.
4. Correspondence received in opposition to the project:
  - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, Ca

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

- I. Approved the subject application making the following findings and determinations:

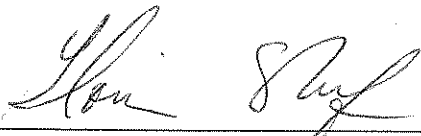
The Modification to permit architectural enhancements to project into the required setbacks is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, by upgrading the aesthetics of the building without adding additional floor area within the setback.

The Modification of distance between main buildings is necessary to secure an appropriate improvement and that it meets the purpose and intent of the ordinance which is to provide separation between residential habitable spaces for quality of life. The architectural thickening of the walls does not provide additional habitable space within the required separation distance.

- II. Said approval is subject to the following conditions: 1) All plans submitted for building permits in conjunction with this Modification approval shall provide a minimum 7 foot separation between buildings 8 and 9. 2) Laundry rooms will have self closing doors and dryer vents directed away from neighboring properties.

This motion was passed and adopted on the 10th day of March, 2010 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.



\_\_\_\_\_  
Gloria Shafer, Staff Hearing Officer Secretary

3-18-10

\_\_\_\_\_  
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 Architectural Board of Review (ABR) 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.

