



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 012-10
345 CONEJO ROAD
MODIFICATION
MARCH 24, 2010

**APPLICATION OF MICHAEL HOLLIDAY, ARCHITECT FOR HEATHER MCBURNIE,
345 CONEJO ROAD, APN 019-050-028, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL
PLAN DESIGNATION: MAJOR HILLSIDE (MST2010-00024)**

The 12,284 square foot project site has frontage on to Conejo Road and Conejo Lane. Previous development on site consisted of a single-family residence and detached garage, which were destroyed in the Tea Fire. The proposed project involves the construction of a 2,015 square foot single family residence and attached 495 square foot two-car garage. The discretionary application required for this project is a Modification to permit new construction within the required fifteen-foot (15') interior setback (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 & 15305.

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 or opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 17, 2009.
2. Site Plans
3. 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:

Approved the subject application making the following findings and determinations:

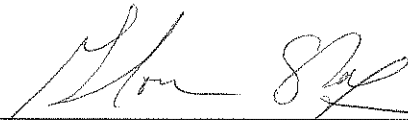
- I. The Modification for the house and garage encroachment are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed location maintains the interior setback that the previous garage observed but by relocating the garage forward on the site, reduces the amount of impervious paving for the property. The minor house encroachment allows for the rebuilding of the house on a narrower portion of the lot while respecting the privacy of the neighbors.

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- II. The Staff Hearing Officer does not find that the Modification for to allow the bay window/widow seat to be located within the interior setback to be consistent with the purposes and intent of the Zoning Ordinance or necessary to secure an appropriate improvement on the lot.

This motion was passed and adopted on the 24th 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

3-26-2010

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.

