



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 032-10
2717 EL PRADO ROAD
MODIFICATIONS
JUNE 30, 2010

APPLICATION OF KENT MIXON ARCHITECT, AGENT FOR LISA PETRAITIS, 2717 EL PRADO ROAD, APN 051-281-009, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2010-00113)

The 10,557 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves a 496 square foot accessory room above the garage, 822 square feet of subterranean storage, a new pool, and associated landscape terraces. The discretionary applications required for this project are Modifications to permit alterations to portions of the existing garage roof within the required six-foot interior setback and for accessory space to exceed the 500 square foot maximum (SBMC § 28.15.060 & 28.87.160).

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, June 30, 2010.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Gail and Michael Stichler, 2713 El Prado Road, 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 of accessory space is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot because the majority of the accessory space has either been provided below grade or designed under decks and therefore does not appear to be excessive for the lot or the neighborhood.

The Modification to permit alterations to the existing garage roof is necessary secure an appropriate improvement of architectural balance and a uniform improvement for the design, without intensification of use or impacts to the adjacent residential neighbor.

- II. Said approval is subject to the condition that prior to the issuance of a building permit the applicant shall provide staff with a report prepared by a licensed structural engineer confirming that the existing garage can be reused as proposed. If it is determined that the garage will be demolished, this approval is null and void.

This motion was passed and adopted on the 30th day of June, 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

7-7-2010

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 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.

