



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 033-10
624 ISLAND VIEW DRIVE
MODIFICATION
JUNE 30, 2010

APPLICATION OF AB DESIGN STUDIO, AGENT FOR JEFF BURTON, 624 ISLAND VIEW DRIVE, APN 035-111-004, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00158)

The 10,222 square foot project site is currently developed with 1,432 square foot single family residence, detached garage, and swimming pool. The proposed project involves a remodel of the existing architecture, demolition of the existing garage, and the construction of a new 2-car garage, and 722 square feet of new residential floor area above a 388 square foot basement. The discretionary applications required for this project are Modifications to permit alterations to portions of the residence located within both thirty-foot front setbacks and to construct the new garage within the required ten-foot 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, one person appeared to speak in opposition of the application, and no one appeared to speak in favor thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 30, 2010.
2. Site Plans

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

- I. Approved the subject application making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed changes to the existing architecture allows for an upgraded appearance for the 1950's era development, and the encroachment of the new garage within the required interior setback allows for covered regulation sized parking for the site, as described in Section IV of the Staff Report.
- II. Said approval is subject to the condition that a Zoning Compliance Declaration shall be recorded against the property's title and a minimum 5 foot setback along the north property line to be maintained.

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. **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 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.