



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

REVISED

RESOLUTION NO. 004-11

119 CEDAR LANE

MODIFICATIONS

FEBRUARY 9, 2011

APPLICATION OF JAMES MACARI, AGENT FOR KURT HUFFMAN, 119 CEDAR LANE, APN 015-092-005, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00065)

The 7,700 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves a remodel and architectural change to the existing residence, which will include a new entry, expansion of the existing garage, and a change in roof style from gable to hip which results in a change in pitch from 4:12 to 6:12.

The discretionary applications required for this project are Modifications to permit expansion of the garage within the required 30' front and 10' interior setbacks, and changes to the roof within the front and both interior setbacks (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 of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 2, 2011.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Kurt and Pamela Huffman (owners), Santa Barbara, CA.
 - b. Jacqueline Walters, Santa Barbara, CA.
4. Correspondence received in opposition to the project:
 - a. Marion and Phil Beautrow, Santa Barbara, CA.
 - b. Brook Ashley, Santa Barbara, CA.
 - c. Paula Westbury, Santa Barbara, CA.

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

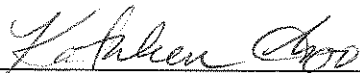
- I. Approved the Modifications, making the findings that the Modifications to allow roof changes and the garage expansion within the required setbacks are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The roof change allows for an architectural upgrade to the 1940's home, and the expansion of the garage allows for conforming dimensions.

II. Said approval is subject to the following conditions:

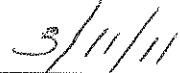
- 1) The plan submitted in conjunction with this Modification approval shall show removal of the vegetation located within the public right-of-way.
- 2) The applicant is to work with the Public Works staff, and if acceptable, protect and preserve the two existing mature trees within the public right-of-way.
- 3) Show the correct property line and required setbacks on the plans.

This motion was passed and adopted on the 9th day of February, 2011 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 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.