



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 007-11
2914 PASEO TRANQUILLO
MODIFICATIONS
MARCH 9, 2011

**APPLICATION OF SOPHIE CALVIN, AGENT FOR KENNETH GRAND LIVING TRUST,
2914 PASEO TRANQUILLO, APN 053-102-016, E-3 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2011-00059)**

The 4,950 square foot project site is currently developed with an 825 square foot single-family residence and 328 square foot attached garage. The proposed project involves demolition of an existing 214 square foot shed and the existing garage, construction of approximately 287 square feet of new habitable space for the residence and a new approximately 400 square foot two-car garage. Also, proposed are new doors and windows and a new 42 inch high wall at the front and interior property lines. The discretionary applications required for this project are Modifications to allow new floor area within the required 6 foot interior setback and the required open yard area.

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

1. Staff Report with Attachments, March 2, 2011.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Letters in support from Hugh and Carol Margerum, Mark Chun, Diane and Daniel Krieger-Carlisle, and Sharon McGuinness.

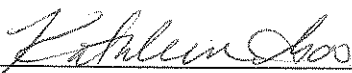
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the Modifications, making the findings that the Modifications to allow new floor area within the required 6-foot interior setback and the required open yard area are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the undersized E-3 lot. The reduced interior setback and encroachment into the non-conforming open yard are appropriate and will allow an expansion of the residence, in a single story style, consistent with the neighborhood, while maintaining adequate area for the occupant's outdoor enjoyment and with no expected impacts to adjacent neighbors.

- II. Said approval is subject to the following conditions:
- A. The new garage window within the interior setback shall be a fixed window.
 - B. The total non-conforming open yard area of 1,200 square feet shall be shown on the submitted plans.

This motion was passed and adopted on the 9th day of March, 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 3/15/11

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.