



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 022-11
15 CHASE DRIVE
MODIFICATION
JUNE 1, 2011

**APPLICATION OF ON DESIGN ARCHITECTS, FOR JOHN SARAD, 15 CHASE DRIVE,
APN 015-032-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: 3 UNITS PER ACRE (MST2011-00023)**

The 13,939 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves an approximately 58 square foot expansion of the residence.

The discretionary application required for this project is a Modification to allow new floor area within the required ten-foot (10') 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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Memorandum with Attachments, May 25, 2011.
2. Site Plans
3. Correspondence received in support of the project:
 - a. D.B. Wied, Rabobank Senior Vice President, Ventura, CA 93003-3138.
4. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA 93102.


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

- I. Approved the subject application making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed project will allow for a minor 58 square foot expansion (approximately 29 square feet of which is proposed in the setback) of the existing bathrooms on an existing non-conforming lot, resulting in a functional improvement for the residence, given the existing floor plan, while maintaining an adequate interior setback of 8 feet in this area. Given the relation of the existing house to the existing sloped area in the rear yard, proposing the addition in this location preserves the existing flat useable open space area in the rear yard and is anticipated to cause no impacts to the adjacent property.


- II. Said approval is subject to the condition that the existing violations identified in ZIR2001-00191 for the existing trellis and patio covers as well as the "as-built" dining room addition shall be abated as part of the building permit for this project.

This motion was passed and adopted on the 1st day of June, 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.