



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 038-11 1506 SHORELINE DRIVE MODIFICATIONS SEPTEMBER 7, 2011

APPLICATION OF RAYMOND APPLETON, AGENT FOR OWNER, WALTER P. ULLMANN, 1506 SHORELINE DRIVE, APN: 045-181-011, E-3 (SINGLE-FAMILY) AND SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2011-00325)

The 5,274 square foot parcel is currently developed with a one-story single-family residence and an attached "as-built" garage. The proposed project involves demolition of the "as-built" garage, construction of a new detached 241 square foot garage, a 6 foot high fence and a 45 square foot utility closet addition to the existing single-family residence.

The discretionary land-use applications required for this project are:

1. A Modification to allow the new garage to encroach into the required 6 foot interior yard setback (SBMC §28.15.060 & 28.92.110); and
2. A Modification of the open yard area requirements (SBMC §28.15.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines §15301 (Existing Facilities) and §15305 (Minor Alterations in Land Use Limitations).

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 Report with Attachments, August 31, 2011.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Peggy Lamb, Santa Barbara, CA.
 - b. Barry Nisen, Santa Barbara, CA.


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

- I. Approved the subject application making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the undersized E-3 lot. The reduced interior setback and open yard encroachments are appropriate and will allow for adequate maneuvering and minimal storage in a new one-car garage and provide an enclosure for the existing utilities located on the back side of the residence, while maintaining adequate area for open space and the occupant's outdoor enjoyment.


- II. Said approval is subject to the following conditions:
- A. A waiver of the driveway length shall be obtained from the Public Works Department.
 - B. The driveway width shall be maintained at a minimum of 10 feet unobstructed.
 - C. The interior dimensions of the new one-car garage shall not exceed 20'x10½'.
 - D. The approved open yard area shall be shown on the plans submitted for a building permit.

This motion was passed and adopted on the 7th day of September 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.