



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 039-11 10 RUBIO ROAD MODIFICATION SEPTEMBER 21, 2011

APPLICATION OF DEVINCENTE + MILLS ARCHITECTURE, ARCHITECT FOR REED AND CAROLYN HORNBERGER, 10 RUBIO ROAD, APN 029-342-002, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE (MST2011-00248)

The proposed project involves a 66 square foot residential addition to an existing 1,943 square foot two-story single-family residence. The area of the residential addition is in the understory of the existing house and entirely within the existing footprint of the residence. The proposal also includes replacement of two windows and replacement of a door with a window on the rear (southeast side) of the house.

The discretionary application required for this project is a Modification to allow the change of use of understory area to habitable space within the existing building footprint, located partially within the ten-foot interior setback (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 Act Guidelines Sections 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, September 14, 2011.
2. Site Plans
3. Correspondence received in opposition of the project:
 - a. Lance Gin, Santa Barbara, CA.

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

- I. Approved the subject application making the following findings and determinations:

The Staff Hearing Officer finds 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 addition is appropriate because it involves a small addition of floor area located within the existing understory of the residence allowing for changes to an existing bathroom, without adding any doors or windows within the setbacks.

This motion was passed and adopted on the 21st day of September, 2011 by the Staff Hearing Officer of the City of Santa Barbara.

