



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 046-11 3202 LAUREL CANYON ROAD MODIFICATION NOVEMBER 30, 2011

APPLICATION OF KRISTA RHODES, OWNER, 3202 LAUREL CANYON ROAD, APN 055-180-001, E-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2011-00396)

The proposed project involves a 220 square foot addition to an existing 1,180 square foot single-family residence and demolition of an existing "as-built" carport, on a 6,795 square-foot lot.

The discretionary application required for this project is a Modification to allow the proposed addition to encroach approximately one foot into the required six foot interior setback and an enlargement of an existing window in the same setback (SBMC Sections 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, November 16, 2011.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City 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 necessary to secure an appropriate improvement on the lot and provide for uniformity of improvement. The proposed addition follows the line of the existing wall of the house and the window expansion in Bedroom 2 provides egress as required by the Building Code without anticipated impacts to the adjacent neighbor.
- II. Said approval is subject to the following conditions:
 - A. A 10.5 by 20 foot clear area shall be provided and maintained at all times for automobile parking in the garage.
 - B. The driveway shall be reconfigured to provide access to the garage only. No additional paving that could be used to provide parking within setbacks or the front yard is allowed.

STAFF HEARING OFFICER RESOLUTION No. 046-11
3202 LAUREL CANYON ROAD
NOVEMBER 30, 2011
PAGE 2

This motion was passed and adopted on the 30th day of November, 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.