



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 010-12 1711 AND 1713 LOMA STREET MODIFICATIONS MARCH 21, 2012

**APPLICATION OF DEBRA SORENSEN, DESIGNER FOR WILLIAM HAACK,
1711 AND 1713 LOMA STREET, APN 027-153-008, R-2 (TWO FAMILY RESIDENTIAL)
ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
(MST2011-00460)**

The proposed project includes exterior alterations to the existing 1,427 square foot two-story duplex including: window replacement, removal and replacement of front fences, new metal railings, new trellises over the front windows, new privacy screen, steps, and trellis at the front of the building, expanded second story deck on the rear of the building, and expansion of driveway area at the rear of the property.

The discretionary applications required for this project are:

1. Modifications to allow a new screen and wall/guard rail to exceed 3.5 feet in height within ten feet of the front lot line and within ten feet of the driveway for a distance of 20 feet back from the front lot line (SBMC §28.87.170 & 28.92.110);
2. A Modification to allow alterations to the existing building, handrails, and new steps within the required 20-foot front setback along Loma Street (SBMC §28.18.060 & 28.92.110);
3. A Modification to allow new steps and handrail within the required six-foot interior setback (SBMC §28.18.060 & 28.92.110); and
4. A Modification of the required open yard area to provide additional area for vehicle maneuvering (SBMC §28.18.060 & 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, March 14, 2012.
2. Site Plans.
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the modifications making the following 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 lot. The proposed handrails and guardrails are appropriate because they are required for safety by the Building Code. The project is consistent with the R-2 Zone's intent to provide a suitable environment for family life and preserve the residential environment. The proposed screen and trellises are appropriate because they provide privacy and aesthetically enhance the building with minor additional front setback encroachments. The proposed stairs are appropriate because they provide better pedestrian access to and from the units. The expanded driveway is appropriate because the small increase in driveway area provides additional vehicular maneuvering area, increasing the likelihood of the garages being used for parking while retaining the existing usable open yard and the visual open space above the driveway and rear yard area.

- II. Said approval is subject to the following conditions that the hedges and walls shall be reduced in height to meet the requirements of SBMC Section 28.87.170.

This motion was passed and adopted on the 21st day of March 2012, 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. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.

5. **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.
6. **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.