



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 018-12 2425 CALLE GALICIA MODIFICATIONS MAY 30, 2012

**APPLICATION OF ON DESIGN LLC, ARCHITECT FOR MIGUEL MUNOZ, PROPERTY OWNER, 2425 CALLE GALICIA, APN 041-412-003, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HILLSIDE RESIDENTIAL (MAXIMUM 3 UNITS/ACRE) (MST2011-00320) POSTPONED FROM MAY 16, 2012**

The proposed project includes construction of a 42 square foot first-story and 832 square-foot second-story addition to an existing 1,873 square foot, one-story, single-family residence with attached two-car garage on a 10,107 square-foot lot. The project also includes an interior remodel of the residence and associated roof, window and door changes. The discretionary applications required for this project are:

1. A Modification to allow for window changes in the front façade, within the 30-foot front setback (SBMC §28.15.060 and §28.92.110);
2. A Modification to allow for a minor increase in roof height within the 30-foot front setback (SBMC §28.15.060 and §28.92.110), and;
3. A Modification to allow new windows along the east elevation, within the ten-foot interior setback (SBMC §28.15.060 and §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 Exhibits, May 9, 2012.
2. Staff Report with Exhibits, May 23, 2012.
3. Applicant's letter dated May 23, 2012.
4. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA.

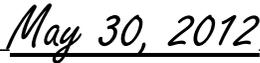
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

- I.** Approved the Modifications for the front setback encroachments making the findings and determinations that they are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed window and roof changes within the front setback are minor in nature and are not expected to negatively impact the immediate neighborhood. The resulting single-story roof form would actually be reduced in height for the most part, an improvement over existing conditions.
- Approved the Modification for the new windows in the interior setback making the findings and determinations that it is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed windows are located on the first floor, are relatively modest in size and, given the change in topography between the two lots, are not expected to negatively impact the immediate neighbor to the east.
- II.** Said approval is subject to the condition that the two new windows on the east elevation shall be clerestory windows and that the bottom of the window seals shall be a minimum of 5'-2" above the finished floor.

This motion was passed and adopted on the 30<sup>th</sup> day of May, 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.

  
\_\_\_\_\_  
Gabriela Feliciano, Commission 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 Single Family Design Board (SFDB) 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.