



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 024-12
1608 LA CORONILLA DRIVE
MODIFICATION
JUNE 27, 2012

**APPLICATION OF BILDSTEN + SHERWIN DESIGN STUDIO INC., ARCHITECT FOR
ROBERT & CINDY PANGBORN, 1608 LA CORONILLA DRIVE, APN 035-033-015, E-1
ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
(MST2012-00216)**

The 15,516 square foot project site is currently developed with a 2,322 square foot, single-family residence. The proposed project involves demolition and replacement of an existing 940 square foot, second-story deck. The City issued a building permit for the deck in error in 1978, as the location of the deck was misrepresented on the site plan associated with that permit, which showed the deck to be outside of all setbacks. The discretionary application required for this project is a Modification to allow the new deck to encroach into the ten-foot interior setback no more than the existing deck (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 Section 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, June 20, 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:

Approved the subject application making the finding 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. Since the deck is immediately adjacent to an inaccessible portion of Honda Valley and is not readily visible from the park, the location of the deck provides adequate separation of uses consistent with the purposes and intent of the Zoning Ordinance. The proposed deck is appropriate because it provides additional usable outdoor space with adequate separation and screening from adjacent residences. The deck backs onto open space of Honda Valley and does not adversely affect the use of the park or views from the park. The original deck was permitted, although with incorrect information on the plans, and the proposed deck would decrease the amount of encroachment into the rear setback, an overall improvement over the existing situation.

This motion was passed and adopted on the 27th day of June, 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 _____ Date 6/28/12
Kathleen Goo, Commission Secretary

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.