



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 026-12
136 SAN RAFAEL AVENUE
MODIFICATION
JULY 25, 2012

APPLICATION OF ROBERT PAUL DESIGN, ARCHITECT FOR NICK SVENSSON, 136 SAN RAFAEL AVENUE, APN 045-194-014, E-3 (ONE-FAMILY RESIDENCE) AND SD-3 (COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00213)

The proposed project includes a façade improvement, interior remodel, and an approximately 108 square foot first-story addition to an existing two-story 1,877 square foot single-family residence with 365 square foot attached two-car garage. The proposal includes: replacement of exterior siding, replacement of doors and windows, new roofing material, new roof over the existing second-floor deck, new ground level deck, and landscaping.

The discretionary application required for this project is a Modification for window changes within the 20-foot front 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, July 18, 2012.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Glenn Davis, Santa Barbara, CA.
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:

Approved the Modification making the findings and determinations that it is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed enlargement of the three ground floor windows is appropriate because the proposed windows are consistent with the overall aesthetic improvements to the house, provide better weatherproofing and energy efficiency than the existing windows, and do not diminish the privacy of neighboring properties

This motion was passed and adopted on the 25th 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 _____ 7/26/12 _____
Kathleen Goo, 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.