



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 056-12 53 RUBIO ROAD MODIFICATION DECEMBER 12, 2012

**APPLICATION OF PROPERTY OWNER M.G. CONSTANTINESCU,
53 RUBIO ROAD, APN 029-330-008, E-1 ONE-FAMILY ZONE, GENERAL PLAN
DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00425)**

The 20,946 square foot site is developed with a one-story, single-family residence with an attached two-car garage and is located in the Hillside Design District. The proposed project involves alterations to the residence including window and door changes, new skylights, and an interior remodel.

The discretionary application required for this project is a Modification to allow the front door to be enlarged and add new skylights within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 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).

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 21, 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 Modification making the findings and determinations that the front setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposal involves a very small addition of useable floor area within the setback, and is not expected to negatively impact adjacent neighbors, as the proposed addition is consistent with the residential use of the property.
- II. Said approval is subject to the condition that the proposed skylights shall be a low-profile, flat glass.

This motion was passed and adopted on the 12th day of December, 2012 by the Staff Hearing Officer of the City of Santa Barbara.

