



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 001-13 920 CAMINO VIEJO MODIFICATIONS JANUARY 9, 2013

APPLICATION OF SUSAN SHERWIN, ARCHITECT FOR MARC DWORSKY, 920 CAMINO VIEJO, APN 015-060-047, A-2 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00364)

The 1.15 acre parcel is currently developed with a 3,578 square foot two-story, single-family residence with an attached 468 square foot two-car garage. The proposed project is for a new 820 square foot detached accessory building, including 320 square feet of storage area. The project also includes a new 3,010 square foot patio area with a pool and spa, new exterior stairs, uncovered guest parking, and fence and gate along Camino Viejo.

The discretionary applications required for this project are:

1. A Modification to allow a detached accessory building to exceed 500 square feet (SBMC §28.87.160 & 28.92.110); and
2. A Modification to allow an accessory building in the front yard (SBMC §28.87.160 & 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, January 2, 2013.
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 findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed location of the accessory building in the front yard is appropriate due to the distance of the accessory building to the street and orientation of the house, and the topography of the site. As conditioned, the size of the accessory building is appropriate because the combined area of storage and garage space does not exceed the maximum area of garage space allowed in the zone and the remaining accessory building area does not exceed the maximum allowable accessory building area in the Zoning Ordinance.

- II. Said approval is subject to the condition that the combined area of the garage and detached storage area shall not exceed 750 square feet and the area of the remainder of the accessory building shall not exceed 500 square feet.

This motion was passed and adopted on the 9th day of January, 2013 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 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.