



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 015-13 165 CEDAR LANE MODIFICATION APRIL 3, 2013

**APPLICATION OF NEUMAN MENDRO ANDRULATIS ARCHITECTS, ARCHITECT FOR
PAUL H. TUCKER, 165 CEDAR LANE, APN 015-083-003, E-1 ONE-FAMILY RESIDENCE
ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00012)**

The 13,796 square foot parcel is currently developed with a 2,088 square foot, one-story residence with an attached 459 square foot garage. The proposal includes construction of a 295 square foot, detached, one-car carport, 135 square feet of additions to the existing residence, and conversion of the existing garage to habitable floor area. Parking for the resulting 2,672 square foot, one-story residence will be provided with an uncovered parking space and a detached, one-car carport.

The discretionary application required for this project is a Modification to allow the conversion of the existing garage to habitable space and to install a new window within the required ten-foot interior 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, March 14, 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 approved the subject application making the finding and determination that the conversion of a garage/accessory use to habitable space and the installation of a new window within the ten-foot interior setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations and conversion are appropriate because the alterations will result in minor cosmetic changes to allow the garage conversion, with no further expansion of the building footprint in the setback. The applicant is proposing a small operable window within the required setback for ventilation purposes, within a proposed bathroom.

This motion was passed and adopted on the 3rd day of April, 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.