



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 038-13
1164 CRESTLINE DRIVE
MODIFICATIONS
JULY 10, 2013

**APPLICATION OF DON SWANN, ARCHITECT FOR THEODORE M. DOLAS,
1164 CRESTLINE DRIVE, APN 049-181-010, E-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE
(MST2013-00139)**

The 15,200 square foot site is located in the Hillside Design District, and is currently developed with a 1,773 square foot, two-story residence with an attached 399 square foot, two-car garage. The proposed project involves additions and alterations to the existing residence including construction of a 596 square foot, second floor addition; an 80 square foot, second-story deck; on-grade steps; a pool; demolition of 5 square feet at the existing front entry; conversion of 25 square feet of the habitable floor area to garage floor area; and installation of a pool cover and pool-related equipment. The proposal includes alterations to the detailing and fenestration of the residence including new and relocated windows and doors.

The discretionary applications required for this project are:

1. A Setback Modification to allow additions and alterations to the existing residence within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Setback Modification to allow alterations to the west elevation of the existing residence within the required 10-foot western interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Setback Modification to allow alterations to the east elevation of the existing residence and the installation of a pool cover within the required 10-foot eastern 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 (Minor Additions to Existing Structure).

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 3, 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 subject application making the following findings and determinations that the Front and Interior 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 first floor alterations to the residence are appropriate because the resulting fenestration will address existing privacy concerns and will not increase the building's footprint. The second floor addition results in a minor encroachment into the front setback resulting from the residence's position to the front property line. As conditioned, the alterations to the residence are not anticipated to adversely impact the adjacent neighbors or surrounding community.

The proposed pool cover is a low-lying minor encroachment into the interior setback that is not anticipated to adversely impact the adjacent neighbor.

- II. Said approval is subject to the following condition that the proposed light fixture at the east elevation door shall be motion-activated, shielded, and pointed downward in compliance with the requirements of the Outdoor Lighting Ordinance and design standards.

This motion was passed and adopted on the 10th day of July, 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.