



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 045-13

#### 120 CAMINO ALTO

#### MODIFICATION

AUGUST 7, 2013

**APPLICATION OF STEVE HAUSZ ARCHITECT FOR JANE AND PATRICK THIELE,  
120 CAMINO ALTO, APN 019-150-013, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL  
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 DU/ACRE (MST2013-00243)**

The 28,475 square foot site is currently developed with a 2533 square foot, one-story residence with a detached 467 square foot, two-car garage. The proposal includes an 87 square foot laundry room addition to connect the existing residence and garage and reorienting the roof of the garage. The discretionary applications required for this project is a Front Setback Modification to allow alterations to the existing garage roof form resulting in an increase in height within the required 35-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.

**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, August 1, 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 requested Front Setback Modification making the finding and determination that the 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 to reorient the garage roof is appropriate because it will simplify the roof form and will result in a minor increase at the proposed ridge line within the front setback. Given the distance of the garage from the street, the topography, and the existing trees no negative adverse impacts to the streetscape are anticipated.

This motion was passed and adopted on the 7<sup>th</sup> day of August, 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 \_\_\_\_\_ Date 8/8/13  
Kathleen Goo, Staff Hearing Officer Secretary

**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.