



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 047-13

75 CONEJO ROAD

MODIFICATION

AUGUST 21, 2013

**APPLICATION OF PETER R. PREISWERK FOR THE PREISWERK FAMILY TRUST,
75 CONEJO ROAD, 019-043-002, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: LOW DENSITY RESIDENTIAL 1 DU/ACRE (MST2013-00238)**

The 1.98 acre site is currently developed with a 1,810 square foot, three-story residence with a detached 477 square foot garage. The proposed project involves the construction of seven square foot entry area addition and the installation of a new door at the middle level, and the reconstruction of an existing porch and stairs at the lower level. The discretionary application required for this project is a Front Setback Modification to allow alterations to the existing residence and the construction of a new stair within the required 35-foot front setback.

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, August 15, 2013.
2. Site Plans.
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.


I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the Front Setback Modification making the finding and determination that it is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition and alterations are appropriate improvements to a single-family residence that are obscured from public view and provide a secondary exit from the residence to the street. The improvements are not anticipated to adversely impact the adjacent neighbors or the public street frontage.

II. Said approval is subject to the following conditions:

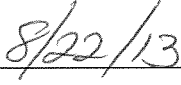
- A.** A note shall be added to the site plan that the former vehicular bridge and area in front of the bridge may not be used for parking.
- B.** The Owner shall file a Zoning Compliance Declaration to ensure that the residence shall remain a single-family residence.

This motion was passed and adopted on the 21th 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, 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. **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.**
5. **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.