



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 054-13
745 DOLORES DRIVE
MODIFICATIONS
SEPTEMBER 18, 2013

**APPLICATION OF RUSS BANKO AGENT FOR KEN HANEY, 745 DOLORES DRIVE,
APN: 035-103-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2012-00498)**

The 9,049 square-foot site is located in the Hillside Design District and is currently developed with a 1,674 square foot one-story single-family residence, and attached two-car garage. The proposed project involves the construction of a 758 square foot two-story addition, an upper level deck, and a 243 square foot one-story addition to the existing residence. The proposal also includes an interior remodel, façade alterations, replacement of the existing roof material, and new site retaining walls. The proposed 2,675 square feet residence with attached garage is 76% of the required floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Modification to allow conforming alterations and additions that will change the basic exterior characteristics of the existing one-story residence that is non-conforming to the required 30-foot front and the 10-foot interior setbacks (SBMC § 28.87.030.D. 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 in favor of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

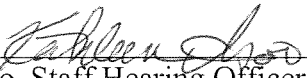
1. Staff Report with Attachments, September 12, 2013
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Don Hay, Santa Barbara, CA.

I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject application 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 additions to the residence will not require the reconstruction of the garage, and are located outside of all required setbacks, and is appropriate because the retention of the existing garage is not anticipated to adversely impact the adjacent neighbors.


- II. Said approval is subject to the following condition that if the building is demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and the applicant and/or property owner shall contact Planning Division Staff for a determination on whether the Modifications are still valid.

This motion was passed and adopted on the 18th day of September, 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.