



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 065-13
1250 DOVER LANE
MODIFICATIONS
OCTOBER 30, 2013

APPLICATION OF RODERICK BRITTON ARCHITECT FOR PETER AND CHRISTINE FELDMAN, 1250 DOVER LANE, APN: 019-220-013, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00383)

The 9,994 square-foot site is currently developed with a 2,560 square foot two-story residence with an attached 378 square foot two-car garage. The proposed project involves the demolition and reconstruction of a 378 square foot, two-car garage using the existing foundation. The discretionary applications for the project are Front and Interior Setback Modifications to allow the non-conforming garage to be reconstructed in the same footprint with an increase in the roof pitch within the required 30-foot front and 10-foot interior setbacks (SBMC § 28.15.060., 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 and 15305 (Existing Facilities and Minor Alteration to Land Use Limitations).

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, October 24, 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 requested Front and Interior Setback Modifications 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 alteration to the roof form of the garage, resulting in an increase in height within the required setbacks, is appropriate because the proposed alterations re-use the existing foundation, do not expand the building footprint, will allow for storage of three-vehicles within the garage and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street frontage.

II. Said approval is subject to the following conditions:

- A. The proposed lift shall be reviewed by Transportation Division staff. If the lift is not approved by the Transportation Division, the applicant shall return to the Staff Hearing Officer for a determination of substantial conformance at a hearing.
- B. The storage of trash and recycling receptacle shall be relocated to an area outside of the required ten-foot interior setback.

This motion was passed and adopted on the 30th day of October, 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.