



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 067-13

2846 VERDE VISTA DRIVE

MODIFICATIONS

NOVEMBER 13, 2013

**RECONSIDERATION OF AN APPLICATION OF THOMAS V. SMITH ARCHITECT FOR
CARL NARINE, 2846 VERDE VISTA DRIVE, APN: 053-362-016, E-3 ONE-FAMILY
RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5
DU/ACRE (MST2013-00315)**

The 5,000 square foot lot is currently developed with an 856 square foot one-story residence, and a 266 square foot detached two-car garage. The proposed project includes permitting "as-built" improvements including a 128 square foot addition to the rear of the existing residence, and alterations to the detached garage. The proposed parking is to be provided with an oversized one-car garage and a new tandem parking space. The proposal will abate violations listed in ENF2013-00564 and ZIR2013-00174.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the "as-built" addition to encroach into the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow an uncovered tandem parking space and "as-built" alterations to the existing garage within the required six-foot interior setback to the east (SBMC § 28.15.060 and SBMC § 28.92.110).

At a public hearing on September 18, 2013, the Staff Hearing Officer approved the applications with conditions, including a requirement that the half bathroom be removed from the garage. The applicant has since reconfigured the garage floor plan to address the Staff Hearing Officers concerns and request the conditions be amended to allow a half bathroom in the garage. This is a request for reconsideration of the Staff Hearing Officer's action on September 18, 2013. This Resolution supersedes Staff Hearing Officer Resolution #055-13.

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 Memorandum, dated November 7, 2013.
2. Site Plans

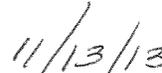
- I. NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer approved the subject application making the following findings and determinations:
- A.** The interior setback Modification at the west side of the property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The addition to the residence is appropriate because it provides a uniform improvement to allow a sunroom addition, and is not anticipated to adversely impact adjacent neighbors.
 - B.** The interior setback Modification at the east side of the property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The alterations to the existing garage are appropriate because it provides a minor architectural change to the existing garage that does not increase the footprint of the existing structure, and the changes to the building are not anticipated to adversely impact adjacent neighbors. The uncovered tandem parking in the setback will provide two legal off-street parking spaces, and the parking space is not anticipated to adversely impact the adjacent neighbor.
- II.** Said approval is subject to the following conditions:
- A.** A vehicular gate shall be installed a minimum of twenty-feet back from the front property line to screen the uncovered parking space.
 - B.** The amenities located within the detached garage shall be located outside of the required minimum dimensions for a one-car garage as shown on the plans approved by the Staff Hearing Officer and shall be limited to the following:
 - 1. A half bathroom with interior dimensions of 3 feet by 7 feet and having exterior access only;
 - 2. A washing machine;
 - 3. A clothes dryer; and
 - 4. A freestanding laundry tub.

This motion was passed and adopted on the 13th day of November, 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 Resolution supersedes Staff Hearing Officer Resolution #055-13.
2. 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.
3. 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.
4. 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.
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.