



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 070-13 1310 SHORELINE DRIVE MODIFICATION NOVEMBER 13, 2013

#### **APPLICATION OF DON SWANN DESIGNER FOR THE LYNNE C. ISRAEL FAMILY TRUST, 1310 SHORELINE DRIVE, APN: 045-195-011, E-3 ONE-FAMILY RESIDENCE AND SD-3 COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE (MST2013-00289))**

The 6,098 square-foot site is located on a corner lot in the Appealable Jurisdiction of the Coastal Zone and is developed with a 3,686 square foot two-story single-family residence. On July 22, 2013, the Single Family Design Board approved alterations to the residence including the replacement of windows and doors, replacement of the exterior siding to match existing, and replacement of the existing roof with a new metal roof. Following the approval, the applicant revised the project to include a new second story window. The discretionary application required for the project is a Front Setback Modification to allow the new second story window to be installed within the required 20-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 and 15305 (Existing Facilities and Minor Alterations in 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, November 7, 2013.
2. Site Plans

**I. 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 proposed window is oriented toward the public street and is not anticipated to adversely impact the adjacent neighbors or the public street frontage.

This motion was passed and adopted on the 13<sup>th</sup> 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 11/13/13  
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.