



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

**RESOLUTION NO. 032-14
1734 GILLESPIE STREET
MODIFICATION
MAY 28, 2014**

APPLICATION OF DON SWANN, DESIGNER FOR J.& A. VELAZQUEZ, 1734 GILLESPIE STREET, APN 043-181-001, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2014-00107)

The 6,000 square-foot corner site is developed with a 2,474 square foot, two-story duplex with two attached two-car garages totaling 857 square feet. The total floor area of Unit "A" is 1,356 square feet and Unit B is 1,118 square feet. A previous project for a 2,207 square foot, two-story duplex with 857 square feet of attached garage floor area was approved under MST2002-00760 and a building permit issued (BLD2003-02308). The proposed project includes revisions to the permitted project including: permitting a total of 267 square feet of "as-built" additions, permitting 342 linear feet of 'as-built' masonry walls ranging in height from 3'-6" to 6'-0", and permitting a 59 square foot, second floor deck.

The discretionary application required for this project is a Front Setback Modification to allow a portion of the "as-built" second-story to encroach into the required 20'-0" front setback along Islay Street. (SBMC § 28.18.060 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 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, May 22, 2014.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

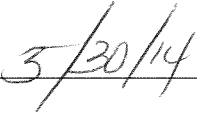
- I.** Approved the Front Setback Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed second-story addition is appropriate improvement to the duplex and that the addition does not adversely impact the visual openness of the public street frontage.
- II.** Said approval is subject to the condition that the property owner shall pursue a waiver of the parking design standards from the City's Public Works Department to allow the washer, dryer, and water heater to encroach into the minimum dimension of the both garages. If the parking design waiver is not approved by the Public Works Department, the washer, dryer and water heater shall be removed from both of the garages.

This motion was passed and adopted on the 28th day of May, 2014 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 **Architectural Board of Review (ABR)** 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.