



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 037-14 919 CALLE CORTITA MODIFICATIONS JUNE 11, 2014

APPLICATION OF DON SWANN, ARCHITECT FOR JONATHAN ZAID, 919 CALLE CORTITA, APN 041-176-018, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2014-00167)

The 8,408 square foot lot is developed with two-story, 1,744 square foot, single-family residence with an attached 392 square foot, two-car garage. The proposed project includes the construction of a 550 square foot lower level addition, demolition of two decks totaling 584 square feet, and replacement with two decks totaling 690 square feet at the rear of the residence. The project also proposes the removal of "as-built" exterior stairs, and the replacement of permitted stairs on the south elevation of the residence. The project will address violations identified in Zoning Information Report ZIR2013-00372.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the proposed addition and alterations to the existing two-story residence to encroach into the required thirty-foot front setback (SBMC §28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow additions and alterations to encroach into the required fifteen-foot interior setback to the south. (SBMC § 28.15.060 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 & 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.

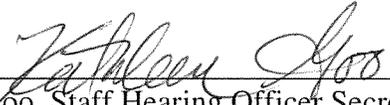
WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 5, 2014.
2. Site Plans
3. Correspondence received with concerns:
 - a. JD Stahler, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject 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 additions and alterations are appropriate improvements to a single-family residence that are not anticipate to adversely impact the visual openness of the public street frontage or the adjacent neighbors to the north and south, as described in Section IV of the Staff Report, dated June 5, 2014.

This motion was passed and adopted on the 11th day of June, 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 **Single Family Design Board (SFDB)** approval and then a building permit. **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.