



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 052-14 2001 ALAMEDA PADRE SERRA MODIFICATIONS SEPTEMBER 17, 2014

APPLICATION OF PETER WALKER HUNT, ARCHITECT FOR GORDON FAMILY SURVIVOR'S TRUST, 2001 ALAMEDA PADRE SERRA, APN: 025-346-004, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2014-00069)

The 7,817 square foot lot is currently developed with a six-unit apartment complex, a two-story duplex, a carport, and associated storage spaces and garages. The proposed project includes new windows in the storage area for the apartments, reconstruction of an existing 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the one-car garage, the documentation of the conversion the one-car garage to a recreation room with associated alterations, a new pergola/trellis structure, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition, relocation, and reconstruction of an existing non-conforming entry pergola, trash enclosure, stairway, and mailboxes. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. The proposal will address violations identified in enforcement case ENF2012-01145.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow improvements including the relocation of an entry pergola, stairway, mailboxes, a trash enclosure, a new pergola/trellis structure, and doors on a recreation room within the required twenty-foot front setback facing Alameda Padre Serra (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow improvements including an "as-built" deck to be located within the required twenty-foot front setback facing Serra Street (SBMC § 28.18.060 and SMBC §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, September 11, 2014.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that:


- I.** The City Staff Hearing Officer made the following findings and determinations:
 - A.** Approved the Front Setback Modification to allow improvements including the relocation of an existing pergola, trash enclosure, stairway, mailboxes, a new pergola/trellis structure, and a new door on the “as-built” recreation room in the required front setback facing Alameda Padre Serra is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations are not anticipated to adversely impact the adjacent neighbors and the visual openness of the public street frontage.
 - B.** Approved the Front Setback Modification to allow improvements including the new doors on the “as-built” recreation room and an “as-built deck” to encroach into the required front setback facing Sierra Street is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed changes will allow for a useable recreation room for the tenants on site on an existing lot that is site constrained due to two front yards, while maintaining the existing neighborhood character and the changes are not anticipated to adversely impact the adjacent neighbors
- II.** Said approval is subject to the following conditions:
 - A.** All garages, storage rooms and laundry areas (outside of units and the new recreation room) at the property shall remain non-habitable (unconditioned) space.
 - B.** A Zoning Compliance Declaration shall be recorded for the property.
 - C.** The new pergola/trellis design is subject to review and approval by the ABR.

This motion was passed and adopted on the 17th day of September, 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.