



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 003-15 430 EL CIELITO ROAD MODIFICATION JANUARY 21, 2015

APPLICATION OF PETER BECKER, ARCHITECT FOR DENNIS ARTUIAN REVOCABLE TRUST, 430 EL CIELITO ROAD, APN: 021-073-009, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00540)

The 31,356 net square foot site is currently developed with a 1,974 square foot single family residence with attached 399 square foot two-car carport and 87 square foot pool equipment shed. The proposed project involves demolition of an existing 53 square feet sunroom and an existing 87 square foot pool equipment shed, construction of 584 square feet of residential additions, which includes a 185 square foot addition to the dwelling and the conversion of 399 square feet of an existing carport to habitable space, a new 1,128 square foot multi-level four-car garage and a detached 70 square foot pool equipment/sauna building. The proposal also includes reconfiguring the existing driveway, three new uncovered guest parking spaces, new site walls, removal of two trees (one 8-inch oak tree and a 12-inch liquid amber tree), landscape alterations and associated grading. This project will address violations identified in a Zoning Information Report (ZIR2013-00604).

The discretionary applications required for this project is a Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 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 15303 and 15305 (New Construction 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, January 15, 2015.
2. Site Plans

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


- I. Approved the Modification making the findings and determinations that the Modification to allow a garage greater than 750 square feet is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garage is appropriate because it will provide additional covered parking on the site that meets the setback requirements, and it is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

II. Said approval is subject to the following conditions:


- A. One 24" or 36" Oak tree shall be planted at the property in accordance with the letter dated October 12, 2014 from Peter J. H. Hill, Certified Arborist.
- B. The letter dated October 12, 2014 from Peter J. H. Winn shall be added to the plans submitted for building permit, and the "Recommendations for Tree Protection during Construction" shall be implemented.

This motion was passed and adopted on the 21st day of January, 2015 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.
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.