



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 014-15
201 CEDAR LANE
MODIFICATION
MARCH 4, 2015

**APPLICATION OF KARL KRAS, ARCHITECT FOR LINDA BEDELL, 201 CEDAR LANE,
APN: 015-081-002, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN
DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00385)**

The 10,890 square foot site is currently developed with a 3,090 square foot two-level single family residence with an attached 508 square foot two-car garage. The proposed project involves replacing "as-built" exterior decks and stairs with new decks, stairs, and a deck cover with a new stairway, and to replace an existing stairway in a new location at the rear of the dwelling. Also proposed is the conversion of 60 square feet of garage area to habitable space on the main floor, replacement of doors and windows on the south elevation, four new skylights, and an interior remodel. This project will address violations identified in a Zoning Information Report (ZIR2013-00377).

The discretionary application required for this project is an Interior Setback Modification to allow a stairway to encroach within the required 10' interior setback (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 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, February 26, 2015.
2. Site Plans

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


- I. Approved the requested Interior 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 stairway is appropriate because it will not be located any closer into the east interior setback than the prior stairway, the stairway is screened by dense landscaping along the property line, and the new stairway is not anticipated to adversely affect the adjacent neighbors or the visual openness of the street frontage

II. Said approval is subject to the following conditions:

- A. The violations outlined in ZIR2013-00377, shall be abated as part of this permit and shall be included in the Scope of Work.
- B. The as-built full height cabinets that encroach into the required 20 foot minimum interior garage dimensions shall be either removed or a waiver of the parking design standards shall be obtained from the City's Transportation Division staff.

This motion was passed and adopted on the 4th day of March, 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

3/4/15

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.