



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 024-15
1531 LIVE OAK LANE
MODIFICATION
APRIL 29, 2015

APPLICATION OF DON SWANN, ARCHITECT FOR ROBERT J. & TAMMARA A. STOCKERO REVOCABLE TRUST, 1531 LIVE OAK LANE, APN: 049-261-029, E-1 ZONE, SINGLE FAMILY RESIDENTIAL, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2015-00063)

The 11,760 square-foot site is currently developed with a 1,660 square foot two-story single family residence with an attached 439 square foot two-car garage. The proposed project involves removing the existing mansard roof for the dwelling and garage and replacing it with a shingled hipped roof with an increased roof height, window and door alterations to the dwelling, new exterior stucco and an interior remodel to the existing, two-story, single-family residence with an attached two-car garage in the Hillside Design.

The discretionary application required for this project is a Front Setback Modification to allow a new roof for the dwelling and garage that will increase the building height, and for window and door changes to the dwelling in the required 30-foot front 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 (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:

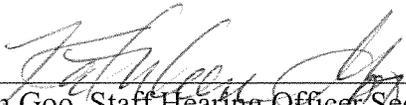
1. Staff Report with Attachments, April 23, 2015.
2. Site Plans

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

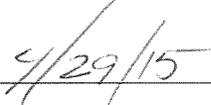
- I. Approved the requested Front Setback Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The new roof for the garage and the residence and the new windows are appropriate because they are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.
- II. Said approval is subject to the following condition that the detached shed in the rear yard shall be shown on the plans submitted to the Building Division to be located outside of the required interior setback and the required Open Yard area or the shed shall be removed from the property.

This motion was passed and adopted on the 29th day of April, 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.