



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 029-15 9 PORTOLA LANE MODIFICATIONS MAY 27, 2015

APPLICATION OF RUSS BANKO, DESIGNER FOR RITA M. RAILEY AND RUSSELL SAMOLSKY, 9 PORTOLA LANE, APN: 049-092-006, E-3 (SINGLE FAMILY RESIDENCE) AND PUD (PLANNED UNIT DEVELOPMENT) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00185)

The 5,360 square-foot site is currently developed with an 832 square foot one-story single family dwelling, a detached 189 square foot garage, two trellis patio covers, a brick barbeque and a detached 99 square foot shed. The proposed project involves converting the existing 189 square foot detached one-car garage to habitable space, construction of a new 244 square foot attached one-car carport, and for 214 square feet of one-story additions to the existing single family dwelling. Also, proposed is legalizing "as-built" plumbing and electrical inside the existing detached shed, removing an over height wall and hedges, removing the existing trellis patio covers, brick barbeque and gate along the driveway, and constructing a new 135 square foot trellis at the property. The proposal will address violations outlined in a Zoning Information Report (ZIR2001-00258).

The discretionary application required for this project is an Interior Setback Modification to convert the existing garage to habitable space in the required 6-foot 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, May 21, 2015
2. Site Plans

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

- I. Approved the subject application making the following findings and determinations that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The conversion of the garage to habitable space, as an addition to the main residence is appropriate because it will reuse the existing development on site, and is not anticipated to adversely impact the adjacent neighbor because the one-story structure will not encroach any further into the setback than what currently exists.

5. **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.