



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 030-15

3930 CAMILLIA LANE

MODIFICATION

JUNE 10, 2015

APPLICATION OF JAMES BELL, ARCHITECT FOR JUDITH H. WOOD, 3930 CAMELLIA LANE, APN: 057-222-018, E-3 (ONE-FAMILY RESIDENCE) SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00212)

The 7,022 square-foot site is currently developed with a 1,535 square foot one-story single family residence and an attached 338 square foot two-car carport. The proposed project involves demolition of the existing 338 square foot two-car carport, construction of a new 400 square foot two-car garage, a 122 square foot addition at the rear of the residence with a new window, to remove and replace the roof to the existing family room that will result in an increased roof height, replacement of three existing windows with two relocated windows and an interior remodel to an existing 1,535 square foot single family dwelling.

The discretionary application required for this project is an Interior Setback Modification to allow a new garage, an addition and alterations to the dwelling including new windows, and increased roof height in the required 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, June 4, 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 garage, addition, new windows and increase roof height are appropriate because of the location of the existing development on site, and because it will allow for an expansion of the residence and garage that will result in a cohesive design, that is consistent with the pattern of development in the neighborhood, and is not anticipated to adversely impact the adjacent neighbor.

II. Said approval is subject to the following conditions:

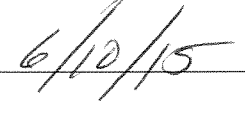
- A. The detached shed shall be removed from the interior setback.
- B. The six foot high fence along the west interior property line shall be maintained.

This motion was passed and adopted on the 10th day of June, 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. **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.
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.