

# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 043-15 1324 PORTESUELLO AVENUE MODIFICATIONS AUGUST 5, 2015

**APPLICATION OF LAUREN BENARD, ARCHITECT FOR CLAY AND LAUREN BECCUE,  
1324 PORTESUELLO AVE, APN 049-252-025, E-1 (SINGLE-FAMILY RESIDENCE) ZONE,  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/AC)  
(MST2015-00235)**

Proposal for exterior façade alterations to an existing two-story 3,282 square foot, single-family residence in the Hillside Design District. The proposal includes alterations to the existing roof pitch, removing a roof support column, and reducing the roof overhang at the front entry. The project also includes a new trellis at the front entry, and the relocation of the existing corbels above the garage doors. The proposal requires Staff Hearing Officer review for alterations to the dwelling in the required front setback and for a new trellis in the required front and interior setbacks.

The discretionary applications required for this project are a Front Setback Modification and Interior Setback Modification to allow for new construction within the required 30-foot front and western interior setbacks (SBMC § 28.15.060 & SBMC § 28.92.110.2).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

**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, July 30, 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:
  - A. The Staff Hearing Officer finds that the Front Setback Modification for the requested improvements to the roof pitch and trellis are consistent with the purposes and intent of the Zoning Ordinance, and are necessary to secure an appropriate improvement. The minor improvements enhance the aesthetic design of the residence, and are not expected to result in adverse effects on the adjacent neighbors or the visual openness of the public street frontage as discussed in Section IV of the written staff report dated July 30, 2015.

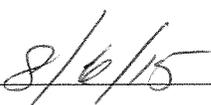
B. The Staff Hearing Officer finds that the Interior Setback Modification for requested the installation of a trellis at the west side of the property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement. The minor improvements will enhance the passive heating and cooling of habitable space, and are not expected to result in adverse effects on the adjacent neighbors, as discussed in Section IV of the written staff report dated July 30, 2015.

II. Said approval is subject to the following condition that the additional improvements on the residence requiring a building permit (including the new garage doors, new driveway, and new window shutters) be incorporated in the scope of work of the project and obtain a building permit.

This motion was passed and adopted on the 5<sup>th</sup> day of August, 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.

