

City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 050-15 333 E. PEDREGOSA STREET MODIFICATIONS SEPTEMBER 2, 2015

**APPLICATION OF JOHN BEAUCHAMP, ARCHITECT FOR DAVID TUFTS,
333 E PEDREGOSA STREET, APN: 025-391-017, E-1 ZONE, GENERAL PLAN
DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00314).**

The 15,251 square-foot site is currently developed with an existing one-story, 2,038 square-foot, single-family residence, and a detached 740 square-foot, two-car garage and workshop. The proposed project involves window and door alterations to the existing single-family dwelling. Violations outlined in Zoning Information Report (ZIR2015-00010) will be abated by Building and Safety permit BLD2015-00656.

The discretionary applications required for this project are two Front Setback Modifications to allow window and door alterations within the required thirty-foot front setbacks (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, August 27, 2015.
2. Site Plans

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


- I. Approved the two requested Front Setback Modifications making the findings and determination that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed window and door alterations are appropriate because it improves the function of the existing nonconforming residence, the changes will be screened from public view behind the existing 7 foot tall stone wall along Laguna Street, and it is not anticipated to adversely impact the adjacent neighbors.
- II. Said approval is subject to the following condition that violations outlined in a Zoning Information Report (ZIR2015-00010) shall be abated by Building Permit BLD2015-00656 prior to issuance of any subsequent building permits.

This motion was passed and adopted on the 2nd day of September, 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.