



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 056-15 611 HOLMCREST ROAD MODIFICATIONS SEPTEMBER 30, 2015

APPLICATION OF JIM DAVIS, ARCHITECT FOR BRETT SLATKIN, 611 HOLMCREST ROAD, 019-331-012, E-1 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 du/acre) (MST2015-00305)

The 5,629 square-foot site is currently developed with a 1,131 square-foot, two-story single-family residence with an attached 185 square-foot one-car garage. The proposed project involves enclosures of existing upper and lower decks to become a total of 188 square feet of new habitable space. Additional exterior alterations include new and replaced windows and doors, new front yard bench and cable railing varying from 3.5 to four feet in height, and a 109 square-foot addition to the rear, lower-level deck. Violations outlined in Zoning Information Report (ZIR2014-00366) will be addressed as part of this project.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations to occur within the required 25-foot front setback, per SBMC §28.15.065 (SBMC §28.15.060 and SBMC § 28.92.110);
2. Interior Setback Modification to allow additions and alterations to occur within the required ten-foot eastern interior setback (SBMC §28.15.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow additions and alterations to occur within the required ten-foot western 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 Sections 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, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 24, 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 Front Setback Modification for the requested additions and alterations are consistent with the purposes and intent of the Zoning Ordinance, and are necessary to secure an appropriate improvement on the lot. The proposed additions and alterations are appropriate because they are in-line with the existing residence located on a site constrained by the existing parcel topography and size, 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 V of the written staff report.

- B. The Interior Setback Modification for requested additions and alterations on west side of the property are consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed additions and alterations are appropriate because they are in-line with the existing residence located on a site constrained by the existing parcel topography and size, and are not expected to result in adverse effects on the adjacent neighbors, as discussed in Section V of the written staff report.

 - C. The Interior Setback Modification for the requested addition on the east side of the property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed additions are appropriate because they are in-line with the existing residence located on a site constrained by the existing parcel topography and size, and are not expected to result in adverse effects on the adjacent neighbors, as discussed in Section V of the written staff report.
- I. Said approval is subject to the following conditions:
- A. Obtain a Minor Exception for a Fence Height for the portion of the cable fence over the maximum allowable height prior to Project Design Approval.

 - B. Obtain a building permit for the "as-built" lower-level closet.

This motion was passed and adopted on the 30th 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 10/2/15 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.

