



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 005-16

969 ISLETA AVENUE

FRONT SETBACK MODIFICATION, INTERIOR SETBACK MODIFICATIONS

JANUARY 20, 2016

**APPLICATION OF PATRICK MARR, ARCHITECT, FOR PAUL AND PATRICIA  
CRISSMAN, OWNER, 969 ISLETA AVE, APN: 035-253-019, E-1 SINGLE FAMILY  
RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL  
(MAX 3 DU/ACRE) (MST2015-00393).**

The 8,134 square foot parcel, located in the Hillside Design District, is currently developed with an existing 1,262 square foot single-family residence, with an attached 394 square foot two-car garage. The proposal involves an interior remodel, a 290 square foot one-story addition, a 546 square foot two-story addition, a 48 square foot upper level deck, the demolition of the existing front entry stairs and porch, and the construction of new entry stairs, porch, and deck. The proposed total of 2,550 square feet is 79% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations outlined in Zoning Information Report ZIR2014-00257.

The discretionary applications required for this project are:

1. Front Setback Modification to allow improvements including new entry stairs, porch, and deck to encroach into the front setback and conforming one- and two-story additions that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 30-foot front setback (SBMC § 28.87.030, § 28.15.060, and SBMC § 28.92.110);
2. Interior Setback Modification to allow conforming one- and two-story additions that will change the basic exterior characteristics of the existing residence that is nonconforming to the eastern required 10-foot interior setback (SBMC § 28.87.030 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow conforming one- and two-story additions that will change the basic exterior characteristics of the existing residence that is nonconforming to the western required 10-foot interior setback (SBMC § 28.87.030 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 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, January 14, 2016.
2. Site Plans

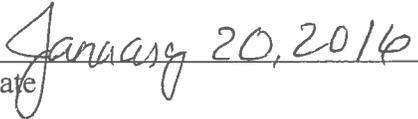
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

- I.** Approved the subject application making the following findings and determinations:
1. The Staff Hearing Officer finds that the eastern Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed additions are appropriate because they are modest in size and will allow for conforming additions to the residence that will not increase the amount of encroachment or openings in the required setbacks and the Single Family Design Board found the additions to be designed sensitively to not adversely impact the adjacent neighbors.
  2. The Staff Hearing Officer finds that the western Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed additions are appropriate because they are modest in size and will allow for conforming additions to the residence that will not increase the amount of encroachment or openings in the required setbacks and the Single Family Design Board found the additions to be designed sensitively to not adversely impact the adjacent neighbors.
  3. The Staff Hearing Officer finds that the Front Setback Modification to allow the construction of a smaller entry stairs and porch (seven feet wide by five feet deep, as recommended above) is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The existing building encroaches into the setbacks and the primary entrance is elevated above grade, which necessitates an elevated entry porch. Staff believes that a small expansion of the porch is appropriate, given its current small size. The recommendation is a reasonable compromise between the existing configuration, the minimum required, and the proposed configuration, and is necessary to allow for appropriate improvements to a single-family residence and that will not adversely affect the visual openness from the street.
- II.** Said approval is subject to the following conditions:
1. The proposed entry porch/deck shall be redesigned to not extend beyond 6'0" from the existing garage wall and the covered entry porch element shall not extend beyond the existing configuration.
  2. A design waiver for the garage size shall be obtained from the Public Works Department prior to building permit issuance.

This motion was passed and adopted on the 20th day of January, 2016 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.

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission 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.

