



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 008-16
1212 SAN MIGUEL AVENUE
MODIFICATION
FEBRUARY 3, 2015

APPLICATION OF JASON GRANT, DESIGNER FOR DOUGLAS CARMAN, 1212 SAN MIGUEL AVENUE, 045-050-012, E-3/SD-3 SINGLE FAMILY RESIDENTIAL ZONE AND THE NONAPPEALABLE JURISDICTION OF THE COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00367)

The 5,391 square foot parcel, located in the in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing, one-story, 812 square foot single family residence, with an attached 241 square foot one-car garage. The proposal involves an interior remodel, a 399 square foot two-story addition, and 92 square feet of upper level decks. The proposed total of 1,452 square feet is 57% of the maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow a conforming two-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot front 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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record

1. Staff Report with Attachments, January 28, 2016
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Front Setback Modification making the finding and determination 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 second story addition is appropriate because it is modest in size and will allow for a conforming addition to the residence that will not increase the building footprint within the required setbacks and the Single Family Design Board found the design to be consistent in appearance with the neighborhood.

This motion was passed and adopted on the 3rd day of February, 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 2/3/14

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.