



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 009-16  
522 PEREGRINA ROAD  
MODIFICATION  
FEBRUARY 3, 2016

**APPLICATION OF HUGH TWIBELL, ARCHITECT FOR DEREK L. PACHECO, 522 PEREGRINA ROAD, APN: 051-271-012, E-3 (ONE-FAMILY RESIDENCE) SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2015-00620).**

The 8,250 square-foot site is currently developed with a 1,107 square foot single family dwelling with a detached 374 square foot two-car garage and a detached "as-built" 216 square foot trellis. The proposed project involves permitting the "as-built" detached trellis and for construction of a 42 square foot addition to the dwelling. The proposed total of 1,523 square feet is 47% of the required maximum guideline floor-to-lot area ratio (FAR). The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence within the required six-foot interior setback to the west (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 to 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

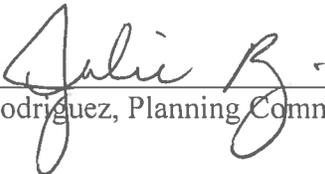
1. Staff Report with Attachments, January 28, 2016.
2. Site Plans

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

- I.** Approved the requested Interior Setback Modification) making the findings and determinations 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 proposed addition that encroaches into the western interior setback is appropriate because the addition follows the line of the existing house, no new openings are proposed in the setback and the addition is not anticipated to adversely impact the adjacent neighbors.
- II.** Said approval is subject to the condition that a building permit shall be obtained for the fence and wall along the front property line or said improvements shall be removed from the site.

This motion was passed and adopted on the 3<sup>rd</sup> 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

2/3/14  
\_\_\_\_\_  
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. **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.
5. **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.