



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 081-16
3910 MARICOPA DRIVE
MODIFICATIONS
DECEMBER 7, 2016

APPLICATION OF CARLOS GRANO, ARCHITECT FOR DIANA MCNEILL, 3910 MARICOPA DRIVE, APN: 057-223-014, E-3 (SINGLE FAMILY RESIDENCE) AND SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00610)

The proposed project is to demolish the existing attached 303 sq. ft. garage and to construct a new attached 303 square foot two vehicle carport. A new 45 sq. ft. enclosed entry will be added to the 1,651 sq. ft. one-story single family dwelling. The proposal also includes removal and replacement of the existing roof, window and door changes and an interior remodel to the single family dwelling. The proposed total of 1,994 square feet on the 7,061 square foot lot is 68% of the guideline maximum floor to lot area ratio (FAR).

The discretionary applications required for this project are two Interior Setback Modifications to allow the removal and replacement of the existing roof for the single family dwelling that will increase the building height in the interior setbacks and for window and door changes to the dwelling in the required six-foot interior setback on both the easterly and westerly sides of the property (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 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, 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, December 01, 2016.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Interior Setback Modifications making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed setback encroachments are appropriate because the new windows and increased roof height within the interior setbacks will not result in additional floor area in the required setbacks and these alterations are not anticipated to adversely impact the adjacent neighbors.

This motion was passed and adopted on the 7th day of December, 2016 by the Staff Hearing Officer of the City of Santa Barbara.

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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.

Krystal M. Vaughn

Krystal M. Vaughn, Commission Secretary

12/13/16

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission 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.

