



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 004-17
648 CALLE RINCONADA
MODIFICATIONS
JANUARY 18, 2017

APPLICATION OF GINA GIANNETTO, ARCHITECT FOR BRADLEY AND MELISSA PETERSEN, 648 CALLE RINCONADA, APN: 053-063-001, E-3/SD-2, SINGLE FAMILY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/AC) (MST2016-00435)

The 6,637 square foot project site is currently developed with a 1,380 square foot single-family residence and attached 275 square foot one car garage. The proposed project involves converting 50 square feet of a covered porch to new habitable space, relocating the front entry door, adding a new 180 square foot front patio and a 114 square foot trellis, an interior remodel to create a master suite and convert the mudroom and half bathroom to a full bathroom and bedroom and adding and replacing windows.

The discretionary applications required for this project are:

1. Front Setback Modification to allow window alterations within the required 20 foot front setback. (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Open Yard Modification to change the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.18.060 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 12, 2017.
2. Site Plans

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

- I. Approved the requested Front Setback Modification and Open Yard Modification 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 Modification to allow the proposed window alterations within the Front Setback is appropriate because the windows will improve the function and aesthetics of the existing nonconforming residence, and the changes are not anticipated to adversely impact the adjacent neighbors or the visual openness from the street. The Open Yard Modification will allow the enclosure of the front porch in order to create a new bedroom. The Modification is appropriate on a small lot with a single-family residence, because the proposed addition is minor in nature and will meet the setback requirements. The resulting open yard area would be useable by the residents and


meets the intent of the Open Yard requirements while maintaining the existing neighborhood character.

II. Said approval is subject to the following conditions:

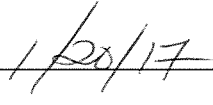
1. The trellis and shed located in the interior setback shall be shown "to be removed" on the building plans.
2. The chicken coop, play structure, and tarp patio cover shall be moved outside of the front setback and open yard area.

This motion was passed and adopted on the 18th day of January, 2017 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



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.