



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 015-17 1135 HARBOR HILLS DRIVE MODIFICATIONS MARCH 15, 2017

APPLICATION OF TOM OCHSNER, ARCHITECT FOR JOHN MUTHUN, 1135 HARBOR HILLS DRIVE, APN 035-314-005, E-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2016-00484)

The 10,309 square foot site is currently developed with a 1,990 square foot single-family dwelling and a 302 square foot garage connected by a breezeway. The proposed project involves a 493 square foot addition and interior remodel of the existing dwelling, and a 162 square foot addition to the existing garage, entry pergola, and new landscaping. The project proposes an addition to the garage to be built in line with the existing structure that is nonconforming to the front setback. Additionally, the project proposes alterations to the roof height and pitch in the setback in a portion of the existing dwelling that is legally non-conforming to the required interior setback.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a 162 square foot addition to the existing garage to encroach into the 30-foot required front setback in the E-1 zone. (SBMC §28.15.060 and SBMC§28.92.110); and
2. Interior Setback Modification to allow alterations to the roof height and pitch in the 10-foot required interior setback in the E-1 zone (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 Sections 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 in favor of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 9, 2017.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. James F. Scafide, Santa Barbara, CA.

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

- I. Approved the subject application making the following findings and determinations:
 - A. The Front Setback 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 garage addition is a uniform extension of the existing front façade of the garage, provides for an enclosed parking space, and will reduce the amount of roofed floor area

encroaching into the front setback while providing two conforming covered parking spaces.


- B.** The Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The alterations to the roof height and pitch in the interior setback are appropriate because it allows a desired improvement to the single family residence that is compatible with the neighborhood, and is not anticipated to adversely impact the adjacent property.

This motion was passed and adopted on the 15th day of March, 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. 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.