

City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 034-17
2517 SELROSE LANE
MODIFICATION
MAY 10, 2017

**APPLICATION OF THOMAS OCHSNER, ARCHITECT FOR NATHAN AND ABIGAIL ZIV,
2517 SELROSE LANE, APN 041-361-035, E-3/SD-3, ONE-FAMILY RESIDENCE ZONE AND
COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: LOW DENSITY
RESIDENTIAL (MAX 5 DU/AC) (MST2016-00337)**

The 13,778 square foot project site is currently developed with a 1,921 square foot two-story, single-family dwelling with an attached 480 square foot garage and a detached 600 square foot accessory structure. The proposal is to reconfigure the existing garage and convert 32 square feet of the garage to a hallway/pantry, construct a 760 square foot one-story addition, a 342 square foot second-floor addition, a new 72 square foot detached accessory structure/pavilion, a new pool with pool equipment and associated grading, and an interior remodel to the existing dwelling. The proposal also includes demolition of an approximately 600 square foot detached accessory building. The proposed total of 3,543 square feet is 84% of the maximum allowable floor-to-lot-area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage within the required twenty-foot front setback (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 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 in favor or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 4, 2017.
2. Site Plans
3. Correspondence received in opposition to or with concerns on the project:
 - a. Stephanie Sneddon, Santa Barbara, CA.


NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject application making the following findings and determinations that 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 existing residence is non-conforming to the front setback and the proposed brow roof is an aesthetic improvement to the garage and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street.

This motion was passed and adopted on the 10th day of May, 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 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.