



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 043-17 1554 KNOLL CIRCLE DRIVE MODIFICATIONS JUNE 21, 2017

APPLICATION OF JARRETT GORIN, APPLICANT FOR JAMES SHELTON AND RONALD TEXLEY, 1554 KNOLL CIRCLE DRIVE, APN 015-142-006, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2016-00411)

The 15,561 square foot site is currently developed with a 2,249 square foot single-family residence and a 410 square foot garage attached by a breezeway. The proposed project involves the legalization of the "as-built" conversion of the breezeway to a 247 square foot storage room, and the "as-built" enclosure of 103 square feet of the covered rear deck to habitable space. The converted breezeway will be used for storage only, as it is not proposed as habitable space. The proposed total of 2,906 square feet is 67% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project are:

1. Interior Setback Modification to permit the as-built enclosure of the breezeway in the required ten-foot interior setback (SBMC §28.15.060) and (SBMC §28.92.110.A); and
2. Interior Setback Modification to permit the as-built enclosure of a portion of the covered rear deck in the required ten-foot interior setback (SBMC §28.15.060) and (SBMC §28.92.110.A).

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 in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 15, 2017.
2. Site Plans

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

- I. Approved the subject application making the following findings and determinations:
 - A. The western 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 proposed breezeway enclosure is appropriate because it is not expanding the existing

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.