



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 057-17
1215 CALLE CERRITO
MODIFICATIONS
AUGUST 30, 2017

APPLICATION OF GINGER ANDERSEN, 1215 CALLE CERRITO, APN 041-120-015, A-1, ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2016-00552)

The 9,840 square foot site is currently developed with a 1,073 square foot single-family dwelling and a 380 square foot garage. The proposed project involves permitting of the following: an "as-built" conversion of a 180 square foot roof deck over the garage into habitable space, an "as-built" conversion of a window to a sliding glass door on the rear elevation, an "as-built" change to the staircase leading to the main entry, and a minor interior remodel. The proposed project is 54% of the maximum floor-to-lot-area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow the "as-built" conversion of a front porch into habitable space to encroach into the 35-foot required front setback.(SBMC §28.15.060 and SBMC §28.92.110) and;
2. Interior Setback Modification to allow the "as-built" French doors to encroach into the required 15-foot interior 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 Act Guidelines Section 15301, Existing Facilities, and 15305, 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, August 24, 2017.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject application making the following findings and determinations:

1. 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 "as-built" enclosure of the deck and alterations to the entry staircase are appropriate

because they allow a reasonable improvement on a lot constrained with larger than usual setbacks for a lot this size and a steep average slope. The alterations do not increase the existing nonconforming situation and are not anticipated to adversely impact the visual openness of the street frontage.

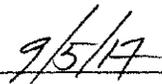
2. The Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The “as-built” deck enclosure and conversion of an existing window to a door are appropriate because they allow a reasonable improvement since the deck enclosure was built in-line with the existing dwelling, and the distance between dwellings will negate any potential adverse impacts to the adjacent property. The conversion of a window to a door is appropriate because the door opens to the rear of the property and is not anticipated to negatively impact the adjacent property.

This motion was passed and adopted on the 30th day of August, 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.