



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 071-17 2002 GRAND AVENUE MODIFICATIONS DECEMBER 6, 2017

APPLICATION OF LOREN SOLIN, AGENT FOR SUZANNE DUCA, 2002 GRAND AVENUE, APN 025-346-008, R-2 ZONE (TWO-UNIT RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/AC) (MST2017-00548)

The 4,042 square foot site is currently developed with a one-story single-family dwelling, approximately 695 square feet (net) in size with an attached one-car garage approximately 227 square feet (net) in size. The proposed project includes trimming an existing hedge atop a stone wall to a combined maximum height of 8'-0"; an interior remodel to relocate the main entry from the southern to the eastern façade; a kitchen remodel; a new trash enclosure on the eastern façade; the demolition of an existing 426 square foot wood deck and construction of a new flagstone deck, approximately 494 square feet in size; and the construction of a 135 square foot patio cover on the southern façade. The proposed deck would be located entirely in the primary and secondary front setbacks, and the proposed patio cover would be located entirely in the primary front setback.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. Primary Front Setback Modification to allow a patio cover and deck to encroach into the required 15-foot setback (SBMC §30.20.030.B and SBMC§30.250.030.B); and
2. Secondary Front Setback Modification to allow a deck to encroach into the required 15-foot setback (SBMC §30.20.030.B and SBMC§30.250.030.B).

The discretionary application under the jurisdiction of the Single Family Design Board required for this project is:

1. Minor Zoning Exception to allow a trash enclosure to be located in the secondary front setback (SBMC §30.140.240.A.6.a and SBMC§30.245.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

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.