The 6,968 square-foot site is currently developed with a single family residence and attached two-car garage. The proposed project involves legalization of an “as-built” family room addition in the interior setback, construction of a new addition – consisting of a master bedroom suite – behind the “as-built” family room, demolition of an “as-built” patio cover at the rear of the family room, partial demolition of an “as-built” patio cover at the rear of the residence, legalization of the remaining patio cover at the rear of the residence, demolition of a storage shed, and installation of a new air conditioning unit.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Interior Setback Modification to allow for permitting the “as-built” family room and construction of a residential addition in the required 6'-0" western interior setback (SBMC Table 30.20.030.A and SBMC §30.250.030.B).

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) and 15305 (Minor Alterations in Land Use Limitations). You are invited to attend this hearing and address your comments to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SHOSecretary@SantaBarbaraCA.gov. Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

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 no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 4, 2019
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:

The Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and would promote uniformity of improvement to an existing structure on the site. Although the addition would result in an extension of 38.5 linear feet ("as-built" and new) of the exterior wall within the required setback, privacy impacts to the adjacent neighbor to the west have been limited by no exterior doors on the west elevation and the installation of clerestory "as-built" windows in the "as-built" family room and two proposed two feet by three feet frosted or translucent windows within the interior setback in the area of the proposed addition.

II. Said approval is subject to the following conditions:

1. The amount of the approved encroachment into the west interior setback shall not exceed 20.5 linear feet beyond the south exterior edge of the "as-built" family room.

This motion was passed and adopted on the 13th day of February, 2019 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.

Heidi Reidel, Commission Secretary

Date 2/21/19

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. **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.

5. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer’s action approving the Performance Standard Permit or Modifications shall expire three (3) years from the date of the approval, per SBMC §30.205.120, unless:

   a. A building permit for the construction authorized by the approval is issued within thirty six 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.