



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 043-19  
1211 DEL MAR AVENUE  
MODIFICATION  
OCTOBER 9, 2019

**APPLICATION OF KAS SEEFELD, APPLICANT FOR OWNER, TIM AND SUSAN GORHAM, 1211 DEL MAR AVENUE, APN 045-213-003, E-3/S-D-3 ZONE, LOCAL COASTAL PLAN DESIGNATION: 5 DU/ACRE (PLN2018-00679).**

The 6,425 square-foot site is currently developed with a one-story single family dwelling with an attached one-car garage. The proposed project involves both a ground floor and second story addition and interior remodel, and a new, attached two-car garage. The proposal also includes a new driveway, a wider curb cut, new doors and windows, a new rear patio, and landscaping.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Modification to allow a conforming second story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 6' interior setback (SBMC §28.87.030.D and §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 Sections 15301 (Existing Facilities) 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.

**WHEREAS**, two people appeared to speak, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 3, 2019
2. Site Plans
3. Correspondence received:
  - a. Rick Wolf, 1213 Del Mar Ave., Santa Barbara CA, 93109
  - b. Robert Blamire, 207 Santa Catalina Ave, Santa Barbara CA, 93109

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


- I. Approved the subject application, making the finding and determination that the Modification to allow a change to the basic exterior characteristics of the existing residence is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate


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improvement on the lot with a minor, nonconforming encroachment in the interior setback. The proposed addition will observe all required setbacks and will not increase the amount of encroachment into the required setbacks. No significant impacts to the surrounding neighborhood are anticipated as a result of the second story addition.

This motion was passed and adopted on the 9th day of October, 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.

  
\_\_\_\_\_  
Mary Ternovskaya, Commission 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 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.

