



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 046-19

1803 ROBBINS ST

MODIFICATION

NOVEMBER 6, 2019

**APPLICATION OF HAROLD POWELL, APPLICANT FOR NOAH LEVIT, 1803 ROBBINS STREET, APN 043-142-010, RS-6 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/ACRE) (PLN2018-00225)**

The 5,706 square-foot site is currently developed with a one-story single family residence with a covered front porch and a detached two-car garage. The proposed project involves a first floor addition and a new, second story addition. Other site improvements include an interior remodel and a new wooden deck at the rear of the residence.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Solar Access Modification to allow relief from the Solar Access Ordinance for the second story addition (SBMC §30.140.170 and SBMC §30.250.060.F).

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 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**, no one appeared to speak, and the following exhibits were presented for the record:

1. Staff Report with Attachments, dated September 19 and October 31, 2019.
2. Site Plans
3. Correspondence received:
  - a. Michael Gibbian, 1805 Robbins St, Santa Barbara, CA 93101

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

- I. Approved the subject application, making the finding and determination that the Solar Access Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to prevent an unreasonable hardship for the new second story. The new second story does not significantly increase the shadow cast on the roof of the adjacent residential building where solar panels could be located in the future from the existing condition. In addition, the Single Family Design Board reviewed the proposed project and conceptually found the project consistent with the Solar Design guidelines contained in the Single Family Residence Design Guidelines.

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

11 / 6 / 19  
\_\_\_\_\_  
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. **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.