



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 013-20
1726 CALLE BOCA DEL CANON
MODIFICATION
AUGUST 12, 2020

APPLICATION OF KEVIN MEANEY, APPLICANT FOR JIM MARTIN, 1726 CALLE BOCA DEL CANON, APN 041-062-021, E-3/S-D-3 (SINGLE UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2020-00028)

The 6,730 square-foot site is currently developed with a single family residence. The proposed project involves permitting "as-built" work to abate all violations listed in ENF2019-00310, including the conversion of a one-car garage to habitable space, enclosing the front entry porch, window and door replacement, demolition and reconstruction of a rear deck and fire pit, and interior improvements including remodeling, plumbing, and electrical. An "as-built" patio cover is also proposed for removal, along with retrofitting an "as-built" retaining wall. A new two-car garage, roof, landscaping, and front yard fence is proposed.

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

Front Setback Modification to allow for the new two-car garage to encroach into the required 20'-0" front setback for street-facing parking (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 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, August 3, 2020
2. Site Plans

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

Approved the subject application, making the finding that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed project would result in conforming parking on the subject lot with minimal grading and construction efforts. The proposed encroachment is negligible (approximately 25 square feet) within the street-facing parking 20'-0" front setback, and all net square footage would meet the standard 15'-0" setback for residential structures in the RS-6 zone.

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As such, no impacts to neighbors – in regard to noise and privacy – and aesthetic impacts to the public right-of-way are not anticipated.

This motion was passed and adopted on the 12th day of August, 2020 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

August 13, 2020
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.

