



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 049-06

625 FLORA VISTA

MODIFICATION

AUGUST 30, 2006

APPLICATION OF THOMAS OCHSNER FOR ALLEN LEVY, 625 FLORA VISTA, APN 041-385-003, E-1 ONE-FAMILY ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00176)

The 13,750 square foot project site is currently developed with a 1,339 square foot residence and 459 square foot attached garage. The proposed project involves the conversion of the existing garage to habitable space and the construction of a new two-car garage. The discretionary application required for this project is a Modification to permit new habitable space within the required front and interior yard setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

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 or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 30, 2006.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Mary McDevitt, 615 Flora Vista, Santa Barbara, CA 93109
 - b. Frank & Karen Caplan, 610 Flora Vista, Santa Barbara, CA 93109
 - c. Elaine Tomatore, 635 Flora Vista, Santa Barbara, CA 93109
 - d. Eric Voss, 2401 Calle Linares, Santa Barbara, CA 93109
 - e. Jill Petersen, 2405 Calle Linares, Santa Barbara, CA 93109

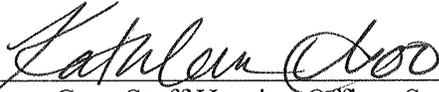
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the project, making the findings that the encroachment into the side yard is consistent with the purposes and intent of the Ordinance and allows for an uniform improvement making use of an existing appropriate eight foot setback, and allow a minor two foot encroachment into the front yard; given that there is a slight slope in the front yard as well

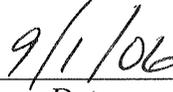
the front yard; given that there is a slight slope in the front yard as well as a substantial slope in the rear yard, and the desire of the applicant to have a compatible one-story project.

This motion was passed and adopted on the 30 day of August, 2006 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.



Kathleen Goo, Staff Hearing Officer Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. 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.
3. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
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 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 not 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.