



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 076-07

1724 VILLA AVENUE

MODIFICATION

SEPTEMBER 12, 2007

APPLICATION OF CATHERINE DUNBAR FOR DAVID GUAJARDO, 1724 VILLA, APN 043-182-016, R-2 ZONE, GENERAL PLAN DESIGNATION: 12 UNITS/ACRE (MST2007-00286).

The 5,000 square foot site is currently developed with a single-family residence, detached garage, and a detached "as-built" accessory structure. The proposed project involves connecting the accessory structure to the residence. Portions of the accessory structure currently located within interior yards will be removed. The discretionary application required for the project is Modification to provide less than the required 1,250 square foot open yard area (SBMC§28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

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 two people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 5, 2007.
2. Site Plans
3. Correspondence received in opposition to the project:
Jackie Ellis (email), 1725 Chino Street, Santa Barbara, CA 93101

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

Approved the project, making the required findings that the reduction of the open yard meets the purpose and intent of the Ordinance by still providing private outdoor area for the exclusive use of the occupants, and that it is necessary to secure an appropriate improvement by utilizing existing floor area to expand the home's floor area in a single-story manner consistent with the neighborhood pattern of development, and subject to the following conditions that: a) the storage in the side yard will be cleared; b) the parking canopy will be removed; c) the garage shall remain clear and accessible for vehicular use; and d) recordation of a Zoning Compliance Declaration shall state that the project is found to comply with the Single Family zoning standards and the addition is 50% less than the existing building maintaining a one-car garage, but only an approval for only a one-unit project and not a two-unit project where additional parking would need to be provided.

This motion was passed and adopted on the 12th day of September, 2007 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 _____ 9/17/07
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. **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.
4. **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.