



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 068-09
350 CONEJO ROAD
MODIFICATION
AUGUST 12, 2009

**APPLICATION OF JAN R. HOCHHAUSER FOR LES HLAVICKSKA, 350 CONEJO ROAD,
APN 019-061-001, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: MAJOR HILLSIDE (MST2009-00303)**

The 9,392 square foot project site was previously developed with a single-family residence and a detached one-car carport, which were destroyed in the Tea Fire. The project consists of construction of a 2,525 square foot residence with an attached 475 square foot two-car garage and site retaining walls. The discretionary applications required for this project are Modifications to permit new construction within both required 35' front setbacks, the 15' interior setback and in the required open yard area (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 & 15305.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, one person appeared to speak in favor of the application, and no people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 5, 2009.
2. Site Plans
3. Correspondence received in support of the project:
Jerry and Marian Groff, 357 Conejo Road, Santa Barbara, Ca
4. Correspondence received in opposition to the project:
Paula Westbury, 650 Miramonte Drive, Santa Barbara, Ca

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

- I. Approved the subject application making the following findings and determinations:

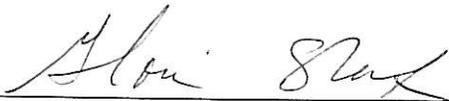
The Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on this lot. The lot is significantly below the required minimum lot size for the A-1 Zone; the property has a steep overall slope of 34%, and is further constrained by two front setbacks. The proposed expansion of the residence and attached garage into the front and interior setbacks allows for a rebuild of the previous home. The proposed patio is directly accessed from the residence, and contributes to the private outdoor space of adequate dimensions as required by the ordinance.

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- II. Said approval is subject to the condition that the turn-around area at the front of the property be reduced to the minimum size necessary, as determined by the Transportation Division.

This motion was passed and adopted on the 12th day of August, 2009 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.



Gloria Shafer, Staff Hearing Officer Secretary

8-19-2009

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 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 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 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.