



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 054-10

468 CONEJO ROAD

MODIFICATION

OCTOBER 20, 2010

**APPLICATION OF LORI KARL, AGENT FOR PETER AMSTUTZ,
468 CONEJO ROAD, APN 019-061-017, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL
PLAN DESIGNATION: MAJOR HILLSIDE (MST2010-00234)**

The 9,778 square foot project site was previously developed with a 1,104 square foot single-family residence and detached 300 square foot garage with roof deck which were destroyed in the Tea Fire. The proposed project involves the construction of a 1,215 square foot single family residence. The garage will be reconstructed under separate permit. The discretionary applications required for this project are Modifications to permit new construction within the required thirty five-foot (35') front and fifteen-foot (15') interior 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 & 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 either in favor or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 13, 2010.
2. Site Plans

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

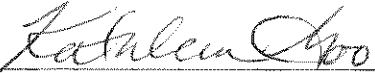
I. Approved the subject application making the following findings and determinations:

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance, and are necessary to secure an appropriate improvement on the lot. The proposed encroachment into the required front and interior setbacks allow for a rebuild of the previously existing residence with minor expansion and changes for an improved living situation, without impacts to the neighbors.

II. Said approval is subject to the condition that the two-car garage is rebuilt on site prior to the Certificate of Occupancy being issued.

This motion was passed and adopted on the 20th day of October, 2010 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 10/21/10

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.