



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

REVISED

**RESOLUTION NO. 003-11
2849 VERDE VISTA DRIVE
MODIFICATION
JANUARY 26, 2011**

APPLICATION OF BRITTON JEWETT, ARCHITECT FOR CONN ABEL, 2849 VERDE VISTA DRIVE, APN 053-363-013, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2011-00015)

The 5,242 square foot project site is currently developed with a single family residence and detached two-car garage. The proposed project involves 136 square feet (reduced to 126 square feet at meeting) of additional floor area for the residence. The discretionary application required for this project is a Modification to permit the addition to be located within 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 15301 & 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 one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 19, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
Joaquin Rosef, 2924 Selwyn, Santa Barbara, CA 93105.

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

- I. Approved the Modification, making findings 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 will allow for a minor expansion of the existing residence on a relatively small lot, resulting in a functional improvement for the residence while maintaining an adequate open yard area on the site.
- II. Said approval is subject to the condition that the plans submitted for a building permit in conjunction with this Modification approval shall show the revised project, reflecting the squaring off of the addition; the removal of the storage shed; and, that the garage be accessible for required parking purposes.

This motion was passed and adopted on the 26 day of January, 2011 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 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. **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 Modification 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.