



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 047-12 350 CONEJO ROAD MODIFICATIONS OCTOBER 31, 2012

APPLICATION OF JAN HOCHHAUSER ARCHITECT FOR LESLIE AND JUNE HLAVICKSKA, 350 CONEJO ROAD, APN 019-061-001, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00290)

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 in November 2008. The project consists of construction of a 1,720 square foot residence with an attached 447 square foot two-car carport and site retaining walls. Modifications were previously approved under MST2009-00303 for a larger residence, but they have since expired. The discretionary applications required for this project are:

1. A Modifications to permit new construction within the required 35-foot front setback along the Conejo Road frontage (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to permit new construction within the required 15-foot interior setback (SBMC § 28.15.060). (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15303 and 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 of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 24, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the Modifications making the findings and determinations that they 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 carport into the front and interior setbacks allows for a rebuild of the previous home with a minor expansion.

II. Said approval is subject to the following conditions:

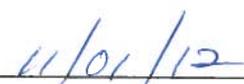
- A. The turn-around area at the front of the property shall be reduced to the minimum size necessary, as determined by the Transportation Division.
- B. The landscape plan shall be updated to be consistent with the revised site plan.

This motion was passed and adopted on the 31st day of October, 2012 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. 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.