



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 069-13 1615 HILLSIDE ROAD MODIFICATION NOVEMBER 13, 2013

**APPLICATION OF RANDY HAHKA AGENT FOR JEFF & LINDA HAVLIK,
1615 HILLSIDE ROAD, APN: 041-092-010, R-1 ONE-FAMILY RESIDENCE ZONE,
GENERA PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE
(MST2013-00415)**

The 6,931 square-foot site is currently developed with a 1,714 square foot one-story residence with an "as-built" carport. The proposed project involves demolishing the existing carport and constructing an attached 366 square foot two-car carport. The discretionary application for the project is an Open Yard Modification of the dimension and/or location requirements (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 Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

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, November 7, 2013.
2. Site Plans

I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Open Yard Modification making the findings and determinations 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 reduction in the minimum dimension for the open yard is appropriate because there is more than 1,250 square feet of open yard provided on the lot. There is an additional opportunity for outdoor living space provided in the front yard along the Hillside Road frontage that provide recreational opportunities in addition to the open yard that is depicted on the site plan.

II. Said approval is subject to the following conditions:

- A.** All fences, hedges, walls and screens shall be maintained in compliance with SBMC §28.87.170.
- B.** The tent structure in the front yard of Hillside Road shall be removed from the front yard.
- C.** The storage shed in the west interior setback behind the proposed carport shall be removed from the required setback.

This motion was passed and adopted on the 13th day of November, 2013 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 11/13/13
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 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.