



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

**RESOLUTION NO. 066-14
1624 HILLSIDE ROAD
MODIFICATION
NOVEMBER 12, 2014**

**APPLICATION OF JYL RATKEVICH, ARCHITECT FOR J.J. ROSSI TRUST 07/24/1998,
1624 HILLSIDE ROAD, APN: 041-092-027, R-1 (ONE-FAMILY RESIDENCE) ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE)
(MST2014-00496)**

The 5,037 square foot site is currently developed with a 1,256 square foot, single-family residence, a 132 square foot rear covered porch and a detached 315 square foot garage. The proposed project involves expanding the existing rear covered porch by 33 square feet and enclosing it, resulting in a 165 square foot family room addition to the dwelling and reconstruction of the rear stairway.

The discretionary application required for this project is an Open Yard Modification to reduce the size of the nonconforming open yard area (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:

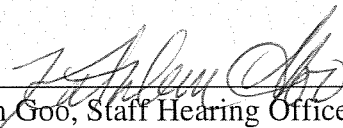
1. Staff Report with Attachments, November 6, 2014.
2. Site Plans.

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


- I.** Approved the Open Yard Modification making the finding and determination 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 additions are appropriate on a small lot with a single-family residence, because the resulting open yard area is useable by the residents and the proposed additions are not anticipated to adversely impact the adjacent neighbors.
- II.** Said approval is subject to the following conditions:
 - A.** The unpermitted structure at the rear of the garage is to be removed.
 - B.** The stored items in the garage shall be removed and the garage shall remain open and accessible for the parking of vehicles at all times.

This motion was passed and adopted on the 12th day of November, 2014 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 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.