



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 044-06
435 E. ANAPAMU STREET
MODIFICATION
AUGUST 2, 2006

**APPLICATION OF PENFIELD & SMITH FOR STEWART & MARILYN LONKY,
435 E. ANAPAMU STREET, (APN) 029-133-011, R-3 MULTIPLE FAMILY RESIDENTIAL
ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE
(MST2005-00732)**

The 4,500 square foot project site is located on the corner of E. Anapamu and Olive Streets. Current development on site consists of a single family residence and detached garage. Plans are currently being processed for 385 square feet of first floor additions to the residence, a new front porch, garage with partial deck above, and site walls. Previous notices sent out for this application failed to specifically identify that a laundry room (included in the 385 square foot addition) is being proposed within a required yard. The discretionary application required for that room addition is a Modification to permit new floor area within the required front yard setback facing Olive Street.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2005-00732).

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 or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 2, 2006.
2. Site Plans

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

Approved the project, making the findings that the Modification of the front yard setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the site. Staff recognizes the site constraints associated with the lot size, width, and its corner location, as well as the design benefits of a uniform improvement.

This motion was passed and adopted on the 2 day of August, 2006 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 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.
3. **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.
4. **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 not 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.