



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 058-06
1911 SAN ANDRES STREET
MODIFICATION
SEPTEMBER 13, 2006

**APPLICATION OF Y.S. KIM FOR PANTELIS ANASTASIS, 1911 SAN ANDRES STREET,
APN 043-122-010, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00490)**

The 1,675 square foot site is currently developed with a 685 square foot residence. The proposed project involves a 340 square foot second story bedroom, bath, and deck. The discretionary application required for this project is a Modification to permit the deck to be located within the required front yard setback and for the addition to exceed solar access limits (SBMC §28.18.060 & 28.11.020).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 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 or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 13, 2006.
2. Site Plans

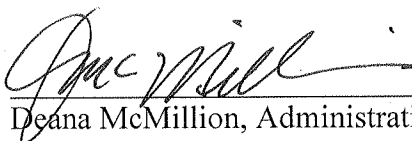
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the subject application making the following findings and determinations:

Approved the project, making the findings that the Modification for the second story deck is consistent with the purposes and intent of the Ordinance, and is necessary to secure an appropriate improvement on the lot, while the solar access relief is necessary to prevent an unreasonable restriction, with the additional stipulation to remove the side yard corner encroachment, and any miscellaneous storage structures within the yard.

This motion was passed and adopted on the 13 day of September, 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.



9-18-06

Deana McMillion, Administrative/Clerical Supervisor

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.