

# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 073-06

2202 DE LA VINA STREET

MODIFICATION

NOVEMBER 8, 2006

**APPLICATION OF JYL RATKEVICH, AGENT FOR JOHN CHAPMAN, 2202 DE LA VINA STREET, APN 025-183-018, R-4 HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2006-00470)**

The 4,500 square-foot lot is located on the corner of De la Vina and Los Olivos Streets. Current development on site consists of a 950 square foot single family residence with detached one-car garage. The proposed project involves a 67 square foot first floor addition, 880 square foot second floor addition, and an additional parking space. The discretionary application required for the project is a Modification to permit the new parking space, which is required by the additional floor area, to be uncovered (SBMC §28.90.100).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act 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 the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

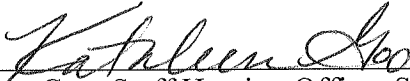
1. Staff Report with Attachments, November 8, 2006.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. George Bowman, 2208 De La Vina, Santa Barbara, CA 93105


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

Approved the request by making the finding that the Modification is necessary to secure an appropriate improvement on this property, with the condition that all fences, walls, screens and hedges along the interior and exterior property line shall conform to the Zoning Ordinance standard requirements with no special waiver requested nor granted, the rear porch shall be reduced and the rear door relocated to provide easy access, with direction to the ABR and staff to review all applicable curb cuts and the driveway slope to ensure sufficiency, and that a Zoning Compliance Declaration shall be recorded on the property to state that there shall be two functioning parking spaces to mitigate illegal usage and ensure that the garage functions for parking at all times.

This motion was passed and adopted on the 8th day of November, 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. Subsequent to the outcome of any appeal action you next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
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 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.