



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 092-06 1340 CLIFTON STREET MODIFICATION DECEMBER 20, 2006

APPLICATION OF ERIC SWENUMSON FOR RICHARD GOLDEN, 1340 CLIFTON STREET, APN 017-154-018, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2005-00500)

The 6,000 square foot project site is located on the corner of Clifton and Salinas Streets. Current development on site consists of a single family residence (Unit A) with garage below and a detached deck with 840 square feet of storage below. The proposed project involves the addition of a second residential unit (Unit B) for the site. The new 1,177 square foot two-story residence will be constructed over the existing storage area which will now provide 200 square feet of storage and a two-car garage for the unit. The front porch on Unit A is being relocated to the side of the structure facing Clifton Street.

The discretionary application required for this project are Modifications to permit less than the required 1,250 square foot open yard area and to relocate the entry porch for Unit A into the required fifteen-foot (15') front yard setback facing Clifton Street (SBMC 28.18.060).

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

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 no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

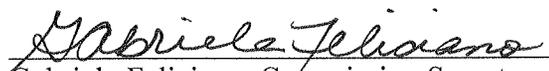
1. Staff Report with Attachments, December 13, 2006.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Tom Tamura, 27 S. Salinas Street.

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

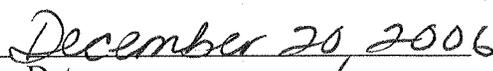
- I. Approved this project, making the findings that the Modification approval is necessary to secure an appropriate improvement on this property while meeting the purpose and intent of the Zoning Ordinance.

This motion was passed and adopted on the 20th day of December, 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.



Gabriela Feliciano, Commission 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 your 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.