



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 010-07
1416 CHINO STREET
MODIFICATION
FEBRUARY 14, 2007

APPLICATION OF THOMPSON NAYLOR ARCHITECTS FOR DAVID GREENBERG, 1416 CHINO STREET, APN 039-032-030, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00722)

The project site is located on the corner of Chino Street and Western Avenue. Current development on site consists of a 675 square foot single family residence and one-car garage. The proposed project involves a 172 square foot first floor addition to the residence, demolition of the existing garage, and construction of a new one-car garage with attached accessory space. The discretionary applications required for this project are Modifications to permit new construction within the required interior and open yard areas (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 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, February 14, 2007.
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 open yard reduction Modification is necessary to secure an appropriate improvement on the lot by relocating open yard area off the back of the residence in an area which will be used as intended by the ordinance, and that the small amount of accessory space proposed within the interior yard setback promotes uniformity of improvement and is consistent with the purposes and intent of the Ordinance. Said approval is subject to the condition that the hedges, located along both front lot lines, be reduced to the non-conforming height of six feet, as reported in the Zoning Information Report (ZIR2000-00639) dated July 17, 2000, and that the hedges located within ten-feet of either side of the proposed driveway, for a distance of twenty-feet be reduced to a maximum allowable height of three and one-half feet (3 ½') for visibility.

This motion was passed and adopted on the 14 day of February, 2007 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 _____ Date 2/16/07
Kathleen Goo, Staff Hearing Officer Secretary

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.