



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 018-07

1824 ROBBINS STREET

MODIFICATION

MARCH 14, 2007

**APPLICATION OF JAMES ZIMMERMAN FOR SUSAN MILLINGTON, 1824 ROBBINS STREET, APN 043-143-017, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2007-00035)**

The 5,000 square foot project site is currently developed with a single family residence and detached one-car garage. The proposed project involves a 64 square foot bathroom addition, two (2) covered patios, and a drive-thru element over the driveway. The discretionary application required for this project is a Modification to allow the addition to be located within the required open yard area (SBMC §28.15.060).

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 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, March 7, 2007.
2. Site Plan

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

- I. Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement for the site, and is consistent with the purposes and intent of the Zoning Ordinance in that there is adequate yard area being preserved for outdoor enjoyment.
- II. Said approval is subject to the conditions that a stair step access from the elevated patio adjacent from the dining room to the driveway is prohibited and that the existing overheight hedge at the front lot line be reduced to meet the requirements of SBMC Section 28.87.170.

This motion was passed and adopted on the 14th day of March, 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.

Gabriela Feliciano  
Gabriela Feliciano, Commission Secretary

March 14, 2007  
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.