



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 048-07

405 FELLOWSHIP ROAD

MODIFICATION

JUNE 20, 2007

**APPLICATION OF KEITH RIVERA FOR ROBERT PIETSCH, 405 FELLOWSHIP ROAD,
APN 041-242-042, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2007-00202)**

The 7,636 square foot project site is located on the corner of Fellowship Road and Cliff Drive. Current development on site consists of a 1,153 square foot single-family residence and detached 2-car garage. The proposed project involves: demolition of the existing garage; construction of a new garage that will be attached by a 323 square foot first floor addition; and 265 square feet of accessory space that will be attached to the residence facing Cliff Drive. The discretionary application required for this project is a Modification to permit less than the required 1,250 square feet of 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 15301.

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 or in opposition thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, June 13, 2007.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Mr. David Tait, 412 Fellowship

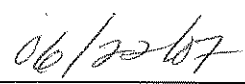
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement in providing larger, more usable private space for the constrained lot, and meets the purpose and intent of the Ordinance by providing a private area on site.

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