



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 066-07

1596 ORAMAS ROAD

MODIFICATION

AUGUST 15, 2007

APPLICATION OF BANYAN ARCHITECTS FOR SANFORD COMBS, 1596 ORAMAS ROAD, APN-029-060-022, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS/ACRE (MST2007-00109)

The 8,500 square foot lot is currently developed with a two-story single-family residence and detached two-car carport. The proposed project involves legalization of as-built alterations and additions including conversion of the original carport to habitable space, a covered porch on the side of the residence, and the detached two-car carport which was built to replace the required parking. The discretionary application required for this project is a Modification to provide alterations and additions within the front and interior yard setbacks (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 only one person appeared to speak with concerns thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 8, 2007.
2. Site Plans
3. Correspondence received expressing concerns regarding the project:
 - a. Arthur Barron, 1600 Oramas Road, Santa Barbara, CA 93103
 - b. Elizabeth and Michael Witherell, 914 California Street, Santa Barbara, CA 93103

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

Approves the project to the interior yard of construction of the two-car carport maintaining a maximum 7-foot encroachment into the westerly interior yard property line and a redesign to maintain a 12-foot 6 inch minimum setback from the front property line, making the findings that the Modification request to permit new construction within required yards will meet the purpose and intent of the Ordinance by not providing new habitable space within the buffer zones, securing an appropriate improvement for purposes of aesthetics, access, and function. Said approval is subject to the recordation of a Zoning Compliance Declaration.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

This motion was passed and adopted on the 15th day of August, 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 _____ 8/21/07 _____
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 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.