



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 011-08

812 LARGURA PLACE

MODIFICATION

FEBRUARY 13, 2008

APPLICATION OF ARMANDO ARIAS FOR ELIZABETH VOS,
812 LARGURA PLACE, APN 029-110-034, A-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00394)

The 1 acre project site is currently developed with a single-family residence and attached garage. The proposed project involves the "as-built" expansion of the existing view deck. The discretionary application required for this project is a Modification to permit a portion of the expansion to be located within the required fifteen-foot (15') interior yard setback (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 of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, November 28, 2007.
2. Staff Report with Attachments, January 8, 2008.
3. Staff Report with Attachments, February 6, 2008.
4. Site Plans
5. Correspondence received in support of the project:
Carol and Gerard Pigeon, 814 Largura Street, Santa Barbara, CA 93103
6. Correspondence received in opposition to the project:
 - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109
 - b. Tony Fischer, 2208 Anacapa Street, Santa Barbara, CA 93105

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

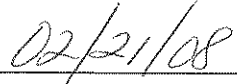
Approved less encroachment with a maximum landing area of 4 feet of deck improvement for circulation within the side yard connecting the doorway to rest of property improvement of the deck, making the findings that the Modification is necessary to secure an appropriate and uniform improvement on a site with limited outdoor living area due to slope and that the purpose and intent of the Ordinance is being met with the separation of grade and the screening which should assure no impacts to the adjacent neighbor, with strong suggestion and advisement to the Fire Department that all new construction comply with high fire zone standards and deviation from that standard be clearly documented.

This motion was passed and adopted on the 13th day of February, 2008, 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. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Single Family Design Board (SFDB) 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.