



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 060-08
1708 CHINO STREET
MODIFICATION
JULY 16, 2008

APPLICATION OF GARCIA ARCHITECTS FOR MANUEL RODRIQUEZ, 1708 CHINO STREET, APN 043-183-020, R-2 TWO-FAMILY ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00143)

The 3,800 square foot project site is currently developed with a 1,091 square foot single-family residence and detached one-car garage. The proposed project involves a 529 square foot second-story addition, a first-floor remodel, and legalization of the "as-built" front porch. The discretionary application required for this project is a Modification to permit the porch to be located within the required fifteen-foot front setback (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 15303.

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 opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 9, 2008.
2. Site Plans

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

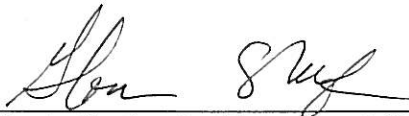
Approved the subject application making the following findings and determinations:

Modification to allow alterations to the original porch is necessary to secure an appropriate improvement of architectural upgrade to the existing structure, and meets the purpose and intent of the Ordinance by providing an upgraded entry element, not additional floor area, within a required setback. Said approval is subject to abatement of the following outstanding zoning violations:

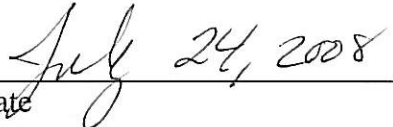
- 1) removal of illegal carport which is located in front of the existing garage entry;
- 2) removal of the illegal storage addition located at the side of the garage.

This motion was passed and adopted on the 16th day of July, 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.



Gloria Shafer, 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.