



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 069-08  
417 SHASTA LANE  
MODIFICATION  
SEPTEMBER 10, 2008

**APPLICATION OF TRAVIS WILSON, 417 SHASTA LANE, APN 027-122-011, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00378)**

The 3,500 square foot project site is currently developed with a single family residence and several "as-built" structures including 350 square feet of the residence, an attached front trellis, rear deck, and a detached accessory structure. The proposed project involves removal of the trellis and detached accessory structure and a request to permit the "as-built" floor area and attached rear deck. The discretionary application required for this project is a Modification to permit legalization of structures located within the required six-foot (6') interior setback (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, on one appeared to speak in favor or opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 3, 2008.
2. Site Plans.

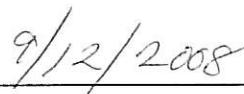
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement which allows for a uniform addition to the legally existing portions of the residence within the interior setback on a small lot in a non-conforming neighborhood. The Modification meets the purpose and intent of the Ordinance by not resulting in impacts to adjacent residential uses in that the addition is one-story and does not contain any window or door openings within the interior setback. Said approval is subject to the condition that all outstanding zoning/building violations be a part of any plan submitted in conjunction with the Modification.

This motion was passed and adopted on the 10th day of September, 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. **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.