



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 080-08
1617 ORAMAS ROAD
MODIFICATION
OCTOBER 22, 2008

APPLICATION OF MONIOT DESIGN FOR JOHNNY & SALLY JORDAN, 1617 ORAMAS ROAD, APN 027-152-010, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00163)

The 5,054 square foot project site is currently developed with a single family residence and detached garage with accessory space below. The proposed project involves minor additions and enclosure of an existing covered porch, which will result in 161 square feet (gross) of new floor area for the residence. The project will also result in a new second story deck off the rear of the residence. The discretionary application required for this project is a Modification to permit the proposed additions to be located within the required ten-foot (10') interior 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 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 opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 15, 2008.
2. Site Plans
3. Correspondence received in opposition to the project:
Paula Westbury, 650 Miramonte Drive, Santa Barbara CA 93109.

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

- I. Approved the project making the findings that the Modifications are consistent with the purposes and intent of the Zoning Ordinance by maintaining the existing setbacks, and are necessary to secure an appropriate improvement of uniform expansion on the lot.
- II. Said approval is subject to the following conditions:
 - A. An arborist report is to be submitted with recommendations to preserve and protect the existing pepper tree during construction.
 - B. That the floor area being abandoned as part of this application be made unusable for any purpose.
 - C. That a Zoning Compliance Declaration be recorded against the property's title.

This motion was passed and adopted on the 22nd day of October, 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

10-28-2008

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 the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. 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.
4. 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.
5. **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.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the 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.