



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 002-10
726 W. SOLA STREET
MODIFICATION
JANUARY 13, 2010

**APPLICATION OF TONY XIQUES, AGENT FOR DAVID MEBANE, 726 W. SOLA STREET,
APN 039-032-026, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: 12 UNITS PER ACRE (MST2009-00520)**

The 4,580 square foot project site is currently developed with a 599 square foot single family residence and detached one-car garage. The proposed project involves a 299 square foot first floor addition for the residence. The discretionary application required for this project is a Modification to permit the addition to be located within the required open yard area (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 15301 & 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 or opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 6, 2010 2009.
2. Site Plans

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

I. Approved the subject application making the following findings and determinations:

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The reduced open yard request is appropriate in that it will allow an expansion of the small residence, in a single story style, consistent with the neighborhood, while maintaining adequate area for the property occupant's outdoor enjoyment.

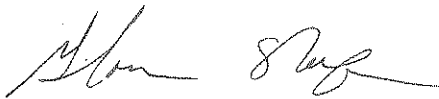
II. Said approval is subject to the following conditions 1) that the driveway and garage shall be made accessible for vehicle parking; 2) the hedges, gate, and fences along the front lot line and driveway shall be brought into compliance with SBMC §28.87.170. 3) The improvements necessary to make the garage and driveway accessible for parking and the reduction of the hedge, gate and fence height along the front property line and driveway to be in conformance with SBMC §28.87.170 shall be included on the plans submitted for the building permit. 4) Access to the garage shall be inspected by Transportation Staff for functionality, and any

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improvements suggested by Transportation Staff shall be incorporated into the plans submitted for building permit.

This motion was passed and adopted on the 13th day of January, 2010 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

1-14-2010

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. **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 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.

