



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 9, 2011
AGENDA DATE: November 16, 2011
PROJECT ADDRESS: 652 E. Valerio Street (MST2011-00345)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Jo Anne La Conte, Assistant Planner

I. PROJECT DESCRIPTION

Proposal to permit: the "as-built" removal of a one-car carport and replacement with an uncovered parking space surrounded by a wall/railing exceeding 3.5 feet in height; an "as-built" 42 square foot addition; an "as-built" 150 square foot trellis; the "as-built" conversion of a basement area to habitable space, and; to allow a new 148 square foot balcony, new retractable awnings, new windows and an interior remodel to an existing two-story, single-family residence on an 8,054 square foot lot. Also proposed is an "as-built" masonry structure on the adjacent parcel (APN: 027-270-014).

The discretionary land use applications required for this project are:

- 1, Modifications to allow a wall/railing to exceed 3.5 feet in height within 10 feet of the front lot line and within 10 feet of a driveway for a distance of 20 feet back from the front lot line (SBMC §28.87.170 & §28.92.110);
2. A Modification to allow one uncovered parking space instead of one covered parking space (SBMC §28.90.001)
3. A Modification to allow an uncovered parking space to be located within the required 20-foot front setback (SBMC §28.18.060 & §28.90.001); and
4. Modifications to allow "as-built" conversion of a portion of the existing basement to habitable space within the required 15-foot front and 6-foot interior setbacks (SBMC §28.18.060 & §28.92.110).

Date Application Accepted: October 24, 2011

Date Action Required: January 24, 2012

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Lori Kari	Property Owner:	Brian & Marisa Brenninkmeyer
Parcel Number:	027-270-012	Lot Area:	8,054 sq. ft.
General Plan:	12 units per acre	Zoning:	R-2
Existing Use:	Residential	Topography:	18%

Adjacent Land Uses:

North - Residential	East - Alzheimer Facility/Vacant Parcel
South - Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,282 sq. ft.	2,824 sq. ft.
Carport	240 sq. ft. (removed w/o permit)	None
Accessory Space	None	None

C. PROPOSED LOT AREA COVERAGE

Building: 1,566 sf 19% Hardscape: 1,378 sf 17% Landscape: 5,110 sf 64%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed Guideline FAR: 0.40 Proposed FAR: 0.35 = 88% of Max. Guideline FAR

IV. BACKGROUND

The property is non-conforming to parking with one covered parking space. A modification was approved on August 14, 1996 for the conversion of an existing one-car garage to habitable space with replacement parking provided in a one-car carport located in the required front setback. A recent Zoning Information Report (ZIR2011-00184) for the property revealed that the carport had been removed, eliminating the required covered parking, that portions of the basement had been converted to habitable space and dwelling units without permits and that detached structures had also been constructed without permits. Also, the subsequent enforcement case identified a small unpermitted one-story addition to the residence and an accessory structure on the adjacent parcel (APN: 027-270-014) constructed without permits.

The adjacent parcel, also owned by the project applicant, is developed with an unpermitted accessory structure. Santa Barbara Municipal Code (SBMC) Chapter 28.97 does not allow vacant land to be occupied or used until a Certificate of Occupancy is issued by the Chief of Building and Zoning. Additionally, an accessory structure is not allowed to occupy a parcel

without a primary structure. Therefore, a condition of approval has been included to require a Lot Tie Affidavit to be recorded so that the two parcels are not able to be sold separately and for the purposes of creating a single building site.

V. DISCUSSION

The subject project would abate violations of an enforcement case by permitting some of the “as-built” work and removing some of the “as-built” construction.

This project was reviewed by the Single Family Design Board (SFDB) on September 26, 2011 and forwarded to the Staff Hearing Officer with comments. The SFDB commented that, aesthetically, they preferred the proposed uncovered parking space to a covered space or carport.

Parking & Over-Height Wall/Railing

The one-car carport approved by Modification in 1996 was removed without benefit of permits. The proposal is to allow the “as-built” uncovered parking space to remain in the front setback, surrounded by an over-height wall/railing combination. Modifications are requested to allow one uncovered parking space instead of the required covered parking space, to allow an uncovered parking space in the required 20’ front setback, and to allow a wall and railing combination to exceed 3 ½ feet in height within 10’ of the front lot line and within 10’ of either side of a driveway for a distance of 20’ feet back from the front lot line.

The purpose of limiting wall/fence height in these locations is to allow for visual clearance and an open streetscape for the neighborhood. Due to the grade change at the driveway, the existing retaining wall is required to maintain a level parking space. A railing was constructed on top of the retaining wall for safety purposes, which results in a combined wall/railing height ranging from zero to approximately nine feet.

Transportation Operations staff has reviewed the uncovered parking space and determined that it will function as proposed and that the existing wall/railing does not obstruct views while exiting the space. However, Transportation Operations staff has requested that any vegetation or other obstructions within 10’ of the front line and within 10’ of both sides of the driveway for a distance of 20’ back from the front property line not to exceed 3 ½ feet in height. Therefore, staff recommends conditions of approval to that effect.

The previously approved covered parking space was located in the required front setback and the requested Modification would not change that situation. The lot is irregularly shaped and current development on-site does not lend itself to providing conforming parking. Staff supports the Modifications associated with the uncovered parking space since, aesthetically, the SFDB prefers the uncovered space, visibility will be increased for pedestrians and vehicles with the elimination of the carport, and a well-screened trellis is proposed to remain on-site to provide storage for small items usually kept within a garage or carport. Staff recommends a condition of approval for SFDB to review the paved area west of the parking space and consider requiring landscaping or other similar barrier to prevent it from being used as an additional uncovered parking space in the front setback.

Front and Interior Setbacks

The original house was permitted when a five-foot interior setback was required and was sited five feet from the north interior property line, with the exception of the existing exterior wood stairway. SBMC §28.18.065.C (Nonconforming Additions) allows for a ground level addition to be constructed five feet from the interior property line, instead of the required six feet and, therefore, the 42 square foot “as-built” addition on the lower level does not require Modification approval. However, other portions of the existing basement level located within the required 15’ front and 6’ interior setbacks were converted to habitable space without permits and require Modification approval for the “as-built” change of use within the setbacks. It is Staff’s opinion that the requested encroachments are minor, do not result in new floor area in a required setback and will allow for re-use of the existing structure without anticipated impacts to the neighbors.

Due to staff concerns related to the proposed floor plan configuration of the residence and its ease of potential conversion into an illegal dwelling unit, staff recommends that the project be approved with conditions to address that concern. A Zoning Compliance Declaration shall be recorded as a notice to the current and future property owners that development on-site shall constitute no more than one dwelling unit.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications to provide one uncovered parking space in the required front setback, and to allow the over-height wall/railing system within 10’ of the front lot line and within 10’ of a driveway for a distance of 20’ back, are consistent with the purposes and intent of the Zoning Ordinance, will not cause an increase in the demand for parking space or loading space in the immediate area, and are necessary to secure appropriate improvements on the lot. The uncovered parking space provides one usable off-street parking space for the property while providing adequate visual clearance, and the railing/wall system provides safety for the residents and others who frequent the area.

The Staff Hearing Officer finds that the Modifications to allow the conversion of the basement to habitable space in the front and interior setbacks is consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The amount of encroachment is very minimal and the re-use of the existing basement area without creating new openings is not expected to impact adjacent neighbors.

Said approval is subject to the following conditions:

1. Prior to issuance of a building permit, a Lot Tie Affidavit shall be recorded on APN 027-270-012 and 027-270-014.
2. Prior to issuance of a building permit, a Zoning Compliance Declaration shall be recorded for the property.
3. Any vegetation or other similar obstructions within 10’ of the front line and within 10’ of both sides of the driveway for a distance of 20’ back from the front

property line shall be maintained at a maximum of 3 ½ feet in height. A note to this effect shall be included on the plans for a building permit.

4. All violations identified in Enforcement Case ENF2011-00413 and Zoning Information Report ZIR2011-00184 shall be abated with this permit.
5. The SFDB shall explore options to prevent the paved area west of the uncovered parking space from being used as a second uncovered parking space in the front setback.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 24, 2011
- C. SFDB Minutes, dated September 26, 2011
- D. Zoning Information Report (ZIR2011-00184), dated June 3, 2011

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**3320**

21 October 2011

City of Santa Barbara
630 Garden Street Santa Barbara CA 93101
Attn. Jo Anne La Conte

RECEIVED
OCT 24 2011
CITY OF SANTA BARBARA
PLANNING DIVISION

Ref. Modification for
Brenninkmeyer Residence
652 East Valerio St
Santa Barbara CA 93103
APN. 027.270.012 Zone R-2

To the Staff Hearing Officer,

On behalf of my clients and the new owners of the property, Marisa and Brian Brenninkmeyer, I am requesting five modifications for the residential property described above.

The specific modification requests are to allow:

- 1. Existing railing and wall exceeding 3'-6" within 10' of the front property line & within 10' of the driveway.
- 2. Changing covered parking into uncovered parking.
- 3. As-built uncovered single car parking space in the front yard setback.
- 4. Habitable space in the front yard setback.
- 5. Habitable space in the interior yard setback.

The positive aspects of the request for modifications are:

Mod 1, 2, 3

- 1. The existing retaining wall is required to maintain the existing level parking space. The existing railing surrounding 3 sides of the parking area is 40" in height with 50" high posts. It is required for building code and safety reasons, and is aesthetically and visually appropriate for the screening the parking space while not obstructing visual requirements for entering and exiting the parking space. Additionally, proposed and existing planting, and potted vines along the north railing will provide aesthetic screening.
- 2 & 3. The previously approved and constructed single car carport had been removed by the previous owner. The SFDB offered favorable comments at the full board hearing on 07-26-2011 for retaining the uncovered parking space for aesthetic & visual reasons. The impact of a carport would create a visually imposing structure with supporting posts as close as 6'-3" to the sidewalk and 2'-6" to the residence, which would adversely impact the street, sidewalk, and residence. The posts would require structural footings in close proximity to a mature oak tree and would also have safety issues with obstruction of views when backing out of the structure. We are offering an existing, well-screened 150 square foot trellis on the property to provide storage for site related items.

Mod 4 & 5

- The existing basement area in the lower floor area of the residence was converted to habitable without proper permitting by the previous owner. Portions of the area are within the front and interior setbacks. The area will be allowed to become habitable. Their conversion to habitable space will have no impact on the adjacent neighbors or exterior façade of the building as this area has existed in its same configuration since the structure was originally built.

Additional zoning violations are being addressed in the contents of the attached drawings.

Thank you for consideration of this modification request. Please contact me if you have any questions or requests for additional information.

Sincerely



Lori A. Kari, Architect
Agent for the Owner

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 652 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-270-012
Application Number: MST2011-00345
Owner: Brian & Marisa Brenninkmeyer
Architect: Lori Kari

(Proposal to remove an existing one-car carport and replace the carport with an uncovered parking space with a wall/railing exceeding 3.5 feet in height along three sides of the parking space; replace windows in the north, east, west, and south elevations; construct a new 148 square foot balcony; and interior remodel to an existing 2,824 square foot two-story single-family residence on an 8,054 square foot lot. The existing 2,824 square foot residence, located on an 8,054 square foot lot, is 88% of the maximum guideline floor-to-lot area ratio (FAR). The project requests Staff Hearing Officer review for requested zoning modifications. The proposal will address the violations listed within the enforcement case ENF2011-00413.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

(7:15)

Present: Lori Kari, Architect.

Public comment opened at 7:29 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer (SHO) and continued indefinitely to Consent with comments:

- 1) Aesthetically, the Board preferred the proposed uncovered one-car parking modification, rather than a covered space or carport.
- 2) The Board found the interior alterations, windows, and balcony details acceptable.
- 3) The Board requested the removal of the paving around the existing oak tree.
- 4) Provide further elevations, balcony lighting and proposed storage shed structure and trash area details.
- 5) Provide compliance with Tier 2 Storm Water Management Program (SWMP) prior to receiving Final Approval.

Action: Woolery/Miller, 4/0/0. Motion carried. (Sweeney/Zimmerman absent).

**** MEETING ADJOURNED AT 7:41 P.M. ****

**The Fine Print was
changed on 7/6/09.
Please read it.**



**Zoning Information Report
652 E VALERIO ST**

Date: 6/3/2011
To: Property Owners and Prospective Buyers of Residential Property
From: Planning and Zoning Staff
Subject: ZIR2011-00184

Thank you for ordering a City of Santa Barbara Zoning Information Report. The purpose of this report is to identify zoning and building violations; inform the buyer as to the nature of the violations as part of the State's full disclosure laws, and to document the violations for immediate or future enforcement by City Staff. The contents of this report are based on a review of the City's files on the property, a physical inspection, and a review of the City's archive plans and other historical data that may be available, if necessary.

The property was inspected on June 1, 2011.
This Zoning Information Report expires on June 3, 2012.

The property's City Zoning Designation is **R-2**. Requirements of the property's primary zoning designation(s) are listed below. If there are multiple zones, the standards for the more restrictive zone shall apply.



Zone:

R-2

Lot Area Requirements for Residential Units:

6,000 sq.ft. - 6,999 sq. ft.: 2 units allowed
7,000+ sq. ft.: 3,500 s.f. lot area per unit

Front Setback

One story portion of a building: 15 feet
Garage facing the street: 20 feet
Two story portion of a building: 20 feet

Interior Setback

6 feet
3 feet if the building is used exclusively for parking purposes

Rear Setback

6 feet
3 feet if the building is used exclusively for parking purposes

Required Open Yard Area

1,250 sq.ft. (20 foot minimum dimensions)

Maximum Height Limit

30 feet

Required Off-street Parking Spaces

One House on the property: 2 covered spaces
Duplex: 1 covered & 1 uncovered per unit
Multiple houses or duplexes: 1 covered & 1 uncovered per unit

Distance Between Main Buildings

One story building to One story building: 10 feet
One story building to Two story building: 15 feet
Two story building to Two story building: 15 feet

Minimum Lot Area for Newly Created Lots

7,500 sq.ft. x Slope Density
Newly created lots must also conform to the General
Plan density requirements.

Required Lot Frontage for Newly Created Lots

60 feet

If the property's zoning designation contains additional classifications that are not discussed above, please contact the Planning and Zoning Counter at (805) 564-5578 for more information on the requirements of that particular designation.

PARCEL ATTRIBUTES

The following special districts or other attributes of the property are listed below. If there are no special districts or other attributes, this area will be blank.

Hillside Design District

Demolition Review Study Area

All structures 50 years or older that are proposing partial or full demolition alterations are required to be reviewed by Planning prior to building permit issuance.

PROPERTY DESCRIPTION



Two story single family dwelling with two illegal basement dwelling units, each with a full bathroom, exterior access and kitchens.

Rear patio with alcove for laundry hookups.

Pool

Portable spa and equipment.

Rear storage shed.

Front storage sheds (approx 8'x6' and 4'x6').

Trash enclosure shed in front yard

Lot Size (From County Assessor Records): 0.19 Acres

Unit #: A **This is an ILLEGAL dwelling unit.**

	Legal	Illegal
Bedrooms	2	0
Full Baths	1	0
Half Baths	0	0
Sinks	0	1
Smoke Detectors in:	All Bedrooms? No	All Hallways? No Hallways

Unit #: B **This is an ILLEGAL dwelling unit with ILLEGALLY CONVERTED habitable space**

	Legal	Illegal
Bedrooms	0	1
Full Baths	0	1
Half Baths	0	0
Sinks	0	1
Smoke Detectors in:	All Bedrooms? No	All Hallways? No Hallways

Unit #: MAIN **This is a legal dwelling unit.**

	Legal	Illegal
Bedrooms	2	0
Full Baths	2	0
Half Baths	0	0
Sinks	0	0
Smoke Detectors in:	All Bedrooms? No	All Hallways? Yes

Smoke detectors are required in each sleeping room and outside each separate sleeping area in the immediate vicinity of the bedrooms of each story of a dwelling unit. A fire alarm system is required in: 1) apartment houses three (3) or more stories in height or containing 16 or more dwelling units; 2) hotels three (3) or more stories in height or containing 20 or more guest rooms; and 3) congregate care residences three (3) or more stories in height or which have an occupant load of 20 or more except when equipped throughout with an approved automatic fire sprinkler system. For more information regarding fire alarm system requirements, please call the City's Fire Prevention office at (805) 564-5702.

The property contains 0 parking spaces in garages, 0 parking spaces in carports and 1 uncovered parking spaces.

If this box is checked, the items stored within the required parking or maneuvering areas must be removed.



This property has received the following discretionary land use permits, such as Conditional Use Permits, Modifications, Coastal Development Permits, or Variances (If none, this area will be blank).

City records indicate that two bedrooms, a bathroom and garage were added below the residence under Permit No A-1829 issued in 1926. In 1997, a permit was issued to construct a one car carport to replace the unused single car garage. The garage has been converted to a storage room and a sink, countertops, dishwasher, microwave and refrigerator were added to create a kitchen. A Modification was granted in 1997 to allow the carport to encroach into the required front setback. The carport was completed in 1998, however, it has since been removed, eliminating the required covered parking space.

The property is legally nonconforming with respect to either density, setbacks, yards and/or wall, fences and hedges. Details regarding the property's nonconformity are provided below. A property is determined to be nonconforming if it conformed to the regulations in effect when it was permitted, but because of subsequent changes in the Zoning Ordinance or the Zoning Map, the structures do not conform to today's zoning standards. Properties with nonconforming density, setbacks, yards or walls, fences and hedges exist legally; however, there are restrictions on alterations, additions, or replacement of nonconforming structures.

The property is nonconforming as to residential density. This means that the property contains more dwelling units than are allowed by the current Zoning Ordinance. Certain alterations and improvements to the existing structures are allowed; however, additions or new dwelling units are not allowed. For more information, please see Santa Barbara Municipal Code Section 28.87.030.E., or inquire at the Planning and Zoning Counter at (805) 564-5578.

Zoning Ordinance or Building Code Violations (if none, this area will be blank):

ZONING VIOLATIONS:

- 1. The single family dwelling has been converted to a triplex by the addition of kitchens (areas for the preparation of food consisting of a sink, counter, cabinets, refrigerator, and a microwave oven). The 2 bedrooms and full bathroom in Unit A are permitted, however, the kitchen sink and countertop are not. There are no permits for Unit B, which appears to have been part of the basement. This unit has been illegally converted to habitable space. Further, a bar or kitchen sink is not allowed in a separate living area with no interior access and a full bathroom.**
- 2. The one vehicle carport was removed, eliminating the one covered off-street parking space as required by the City Zoning Ordinance. A replacement covered parking space is required.**
- 3. The portable spa and the spa equipment shed encroach into the required interior setback.**
- 4. The trash enclosure shed encroaches into the required front setback.**

BUILDING VIOLATIONS:

- 1. The single family dwelling has been converted to a triplex without the required permits. There is no interior access between the main dwelling and unit B and it does not meet the requirement for habitable space.**
- 2. The carport was removed from the site without a demolition building permit.**
- 3. The laundry hook-ups were installed on the rear patio alcove without the required permit.**
- 4. The pool was added without the required permit.**
- 5. The spa equipment was added without the required permit.**

SEE ATTACHED NOTICE OF ENFORCEMENT.



All questions regarding zoning violations should be directed to the City's Planning and Zoning Counter at 630 Garden Street, or (805) 564-5578. All questions regarding building requirements, building permits or building violations should be directed to the City's Building and Safety Counter at 630 Garden Street, or (805) 564-5485.

The Fine Print

1) Disclosures

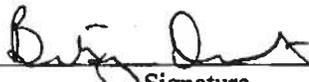
- a) The ZIR is a good faith effort at full disclosure to a potential buyer of authorized uses and occupancy, including zoning violations, and improvements constructed without City permits or approvals.
- b) Improvements without permits are illegal. Previous plans showing these improvements as "existing", previous ZIRs describing improvements as legal, previous ZIRs that omit an improvement, or previous ZIRs that describe an improvement as nonconforming do not legalize illegal improvements, including structures. Only City approvals and permits legalize improvements previously constructed without permits.
- c) The current ZIR is based on the most recent information, and supersedes previous ZIRs. Improvements that existed at the time of a previous ZIR, but which were not listed on the previous ZIR or were shown as nonconforming, but which are in fact unpermitted and therefore illegal, will be subject to current standards. For example, if a 1987 ZIR did not list an accessory building in a setback, and the current ZIR shows it as a violation, the current determination supersedes the previous determination.
- d) Zoning inspectors are not building inspectors, and are not versed in the requirements of the Uniform Codes. Therefore, this ZIR does not document violations of the Uniform Codes (e.g., illegal wiring, illegal plumbing, substandard structural assemblies). ZIRs identify zoning violations and unpermitted construction.
- e) Fences, Screens, Walls and Hedges (See SBMC §28.87.170)
 - i) The zoning regulations for fence, screen, wall and hedge height became effective in 1957. Fences, screens, walls and hedges permitted prior to 1957 may be nonconforming as to height.
 - ii) Permits are required for fences, screens and walls over 3.5 feet tall from the ground to the highest point of the structure. If such permits do not exist in City records, they are considered illegal, and must be permitted and may require other City approvals. If such fences, screens, walls and hedges are taller than allowed by the Zoning Ordinance, they must be reduced in height when required by the City. Plans in City records that show such items as "existing" do not legalize such items.
 - iii) Permits are required for retaining walls that are more than four feet tall, measured from the bottom of the footing to the highest point on the retaining wall (permits can be required for shorter retaining walls). Contact the Building and Safety Division Counter at (805) 564-5485 for more information.
 - iv) Over-height hedges that existed prior to 1957 are nonconforming to the height limit. Sufficient evidence must be presented to the Community Development Director in order to determine that the hedge existed in its present location in 1957 and is nonconforming.
- f) This ZIR does not include an analysis of the Solar Access Ordinance (Santa Barbara Municipal Code Chapter 28.11) as it applies to this property. Questions concerning the impact of the Solar Access Ordinance on specific structures should be directed to the Planning and Zoning Counter at 630 Garden Street, or (805) 564-5578.
- g) If you are selling a home, you must disclose to the buyer any known earthquake weaknesses of your house. The State's Seismic Safety Commission has published a booklet "The Homeowner's Guide to Environmental Hazards and Earthquake Safety," which includes detailed information regarding earthquake hazard disclosure. This booklet should be available from your real estate agent/broker.
- h) Please be advised that any alterations, additions, construction, improvements or new development may be subject to the review of the Single Family Design Board, the Architectural Board of Review, the Historic Landmarks Commission, the Staff Hearing Officer, or the Planning Commission, depending on a number of factors. If review by one of the bodies is required, the project will be subject to environmental review, as required by the California Environmental Quality Act (CEQA). Please contact the Planning and Zoning Counter at (805) 564-5578 for more information regarding the environmental review process.



- 2) The enforcement process, as of April 19, 2004.
- a) The following major violations will be referred to enforcement staff immediately:
 - i) Illegal dwelling units.
 - ii) Illegal conversion of non-habitable space to habitable space.
 - iii) Unpermitted construction of new floor area (habitable or nonhabitable).
 - iv) Elimination of required parking.
 - b) Minor violations are kept on file and are required to be abated prior to, or simultaneously with, the first building permit that is obtained by the new property owner. HOWEVER, please be advised that all minor violations will be required to be abated in conjunction with any major violations on the property. City Staff will also require that overheight fences, walls, screens and hedges be reduced in height at that time.
- 3) Validity Period and Extensions
- a) This ZIR is valid for a period of twelve months after the date of issuance or until a transfer of title occurs, whichever is sooner.
 - b) A ZIR may be extended for a period of one year for half the price of a current ZIR, if the application for the extension is received while the ZIR is still valid. A re-inspection is required.
- 4) Disputes regarding the content of this ZIR.
- You have 30 days from receipt to dispute any items in this ZIR. If you do not dispute any items, there is a rebuttable presumption that you agree with the content of the ZIR, and any attempt to dispute such items in the future will be denied. Please contact the preparer of this Zoning Information Report.
- 5) Tenant Displacement Assistance Ordinance
- Please be advised that any application to the City for a demolition, alteration, or change of use that will result in the elimination of a residential unit requires compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89). The Ordinance requires notice to the tenants about your intent to file an application 60 days prior to the actual filing, and provide monetary displacement assistance.

Zoning Information Report #ZIR2011-00184 was prepared by:

Betsy Teeter, Planning Technician II



Signature

June 03, 2011

