



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

*REVISED RESOLUTION NO. 029-12
(ON LAST PAGE FOR RETURN FOR SFDB APPROVAL)*

1708 CHINO STREET
MODIFICATION
JULY 25, 2012

**APPLICATION OF UBALDO DIAZ, DESIGNER FOR MANUEL RODRIGUEZ,
1708 CHINO STREET, APN 043-183-020, R-2 TWO-FAMILY RESIDENTIAL ZONE,
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE
(MST2012-00250)**

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 545 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 15-foot front setback (SBMC §28.18.060 & §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (Existing Facilities).

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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 18, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the Modification making the findings and determinations that the setback Modification to allow alterations to the original porch is necessary to secure an appropriate improvement on the lot, and meets the purpose and intent of the Ordinance by providing an upgraded entry element, not additional floor area, within a required setback.
- II. Said approval is subject to abatement of the following outstanding zoning violations as shown the plans:
 - A. Removal of the as-built carport which is located in front of the existing garage entry.
 - B. Removal of the illegal storage addition attached to the side of the garage.
 - C. Removal of the illegal addition at the rear of the residence.
 - D. The existing fence within 10 feet of the front property line and within 10 feet of the driveway for a distance of 20 feet back from the front property line shall be reduced to a maximum of three and one-half feet in height.

This motion was passed and adopted on the 25th day of June, 2012, 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.

Kathleen Goo _____ 7/25/12 _____
Kathleen Goo, Commission 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 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 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.