



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 079-13
613 E. VICTORIA STREET
MODIFICATIONS
DECEMBER 11, 2013

APPLICATION OF DAWN SHERRY , ARCHITECT FOR GIEGERICH-POLCHIN FAMILY TRUST, 613 E. VICTORIA STREET, APN: 029-093-015, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL, (12 DU/AC) (MST2013-00338)

The 4,505 square foot corner lot is currently developed with a 965 square foot one-story residence with a covered entry porch, an unpermitted rear addition and trellis, and a detached 251 square foot one-car garage. The proposed project involves the demolition of the unpermitted rear addition and trellis, a new 219 square foot addition at the rear, a new 120 square foot trellis, permitting "as-built" site walls ranging in height from 3'-6" to 5'-8" and interior alterations to the dwelling. The project will address violations outlined in ZIR2002-00154. This property is a contributing historic resource to the potential Bungalow Haven Historic District.

The discretionary applications required for this project are:

1. A Modification to provide less than the required 1,250 square foot open yard area (SBMC 28.18.060 & §28.92.110); and
2. A Modification to allow the height of "as-built" walls to exceed a maximum height of 3.5 feet within ten feet of the front property line and within fifty feet of a street corner (SBMC § 28.87.170 & SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

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, December 5, 2013.
2. Site Plans

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

- A.** Approved the requested Modification to allow a reduction in the required open yard area making the findings and determinations 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 lot constrained by its small size and two front setbacks, the proposed addition is not anticipated to adversely impact the adjacent neighbors, and the resulting open yard area is useable by the residents.

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.