



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 051-14 1325 MORRISON AVENUE MODIFICATIONS SEPTEMBER 17, 2014

APPLICATION OF DOUGLAS GHEZA, ARCHITECT, FOR MARINA WOLF, 1325 MORRISON AVE, 029-091-023, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE (MST2014-00307)

The 4,411 square-foot site is currently developed with an existing, one-story, 754 square foot, single-family residence and an existing, 173 square foot, detached, one-car garage. The proposed project involves an interior remodel, the demolition and reconstruction of 50 square feet, construction of a total of 32 square feet of additions, and minor door and window alterations to the existing residence. Additional site alterations include the construction of a new trash enclosure, a 39 square foot patio cover, and the removal of the "as-built" trellis element attached to the non-conforming, one-car garage. The proposed total of 959 square feet, located on a 4,411 square foot lot, is 42% of the guideline floor-to-lot area ratio (FAR). The proposal will abate violations listed in ZIR2013-00335.

The discretionary applications required for this project are:

1. An Open Yard Modification to reduce the open yard location and configuration requirements (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow alterations within the required six-foot interior setback to the west. (SBMC § 28.18.060 and 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.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

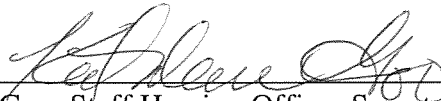
WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 11, 2014.
2. Site Plans

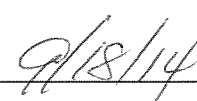
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the Open Yard and Interior Setback Modifications making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot because they allow for minor additions and alterations that will provide an improved use and functionality of the existing single-family residence, and as described in the Staff Report dated September 11, 2014.

This motion was passed and adopted on the 17th day of September, 2014 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, Staff Hearing Officer 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 **Historic Landmarks Commission (HLC)** 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.