



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 061-14 304 JUNIPERO PLAZA MODIFICATION OCTOBER 29, 2014

**APPLICATION OF BARBARA LOWENTHAL, AGENT FOR KATHRYN HINSH,
304 JUNIPERO PLAZA, APN: 025-262-001, E-1 ZONE, SINGLE FAMILY RESIDENCE
ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3
DU/ACRE) (MST2014-00363)**

The 16, 552 square-foot site is currently developed with a 4,236 square foot, two-story single-family residence and a detached 480 square foot two-car garage. The proposed project involves removing an existing wraparound porch and returning the porch to its original configuration, relocating the potting shed outside of the interior setback and permitting an "as-built" open air arbor. The project will also address violations identified in the Zoning Information Report (ZIR2012-00510). The discretionary application required for this project is a Interior Setback Modification to allow the open air arbor to encroach into the required 10' interior setback (SBMC §28.15.060 and 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, October 23, 2014.
2. Site Plans

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

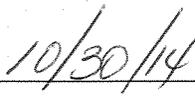
- I. Approved the Interior Setback Modification making the finding and determination that the location of the as-built arbor is appropriate and consistent with the purposes and intent of the Zoning Ordinance, and necessary to allow an appropriate improvement on this lot. Allowing the existing arbor to remain in its current location within the interior setback permits an improvement to the lot with no impact to the neighborhood, as described in Section IV of the Staff Report, dated October 23, 2014.
- II. Said approval is subject to a condition that the violations outlined in ZIR2012-00510 shall be abated as part of this approval.

This motion was passed and adopted on the 29th day of October, 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.