



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 062-17
35 LORINDA PLACE
MODIFICATION
SEPTEMBER 13, 2017

**APPLICATION OF VICENTE SABORIO, AGENT FOR JOHN AND EVELYN ROBLES,
35 LORINDA PLACE, APN 043-083-030, R-1 ONE FAMILY RESIDENCE ZONE, GENERAL
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2017-
00489)**

The 6,100 square foot site was originally developed with an 831 square foot single-family dwelling and a detached 347 square foot garage. The proposed project proposes to legalize a 302 square foot "as-built" addition, permit a 72 square foot addition, demolish the an unpermitted sunroom, storage room and garage awning, and remodel the interior of the dwelling. The proposed total of 1,617 square feet is 60% of the maximum allowable floor-to-lot-area ratio.

The discretionary application required for this project is an Open Yard Modification to allow the "as-built" addition to reduce the size of the open yard area below the minimum dimensions (SBMC§28.15.060 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, Existing Facilities, and 15305, Minor Alterations to 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, September 7, 2017.
2. Site Plans

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


- I. Approved the Open Yard Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance is necessary to secure an appropriate improvement on the lot. The project will result in an open yard area that, although a portion of the open yard does not meet the required minimum dimensions, the resultant open yard meets the purposes and intent of the Zoning Ordinance by providing an open yard area that will exceed the 1,250 square feet required by the Zoning Ordinance.

II. Said approval is subject to the following conditions:

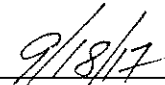
- A. The hedge and wood fence within 10 feet of the driveway for a distance of 20 feet back from the right-of-way shall be reduced in height to conform with SBMC§28.87.170; and
- B. The junk, lumber, etc. located within the front yard adjacent to the driveway shall be removed from the site prior to final building inspection signoff of the permit.

This motion was passed and adopted on the 13th day of September, 2017 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 Geo, Staff Hearing Officer Secretary



Date

PLEASE BE ADVISED:

- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission 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. **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.
- 5. **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.