



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 051-19
452 FELLOWSHIP RD
MODIFICATION
DECEMBER 4, 2019

APPLICATION OF ERICA OBERTELLI, ARCHITECT FOR EBERHARD BRUNNER, 452 FELLOWSHIP ROAD, APN 041-252-049, RS-7.5 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/ACRE) (PLN2019-00328).

The 5,500 square foot site is currently developed with an existing one-story single residential unit, an attached one-car carport, and a detached accessory dwelling unit. The project includes approval of an entry and storage additions, demolition and replacement of a one-car carport, a new deck and patio cover serving the existing primary residence, and an addition to the accessory dwelling unit.

The discretionary application required for this project is an Open Yard Modification to allow a new patio cover (outdoor amenity) to exceed the 20% maximum area of the required open yard area (SBMC §30.140.090.E.1 and SBMC §30.250.060).

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 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, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 27, 2019.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the subject application, making the finding that the Modification is consistent with the purposes and intent of the Zoning Ordinance to promote a desirable outdoor living area, and is necessary to secure an appropriate improvement on the lot. The proposed patio cover is appropriate because it allows for additional shading without decreasing the amount nor useable area of the required open yard.

This motion was passed and adopted on the 4th day of December, 2019 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.



Mary Ternovskaya, Commission Secretary

Dec. 4, 2019

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 Modification shall expire three (3) years from the date of the approval, per SBMC §30.205.120, unless:
 - a. A building permit for the construction authorized by the approval is issued within thirty six 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.