



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 013-22
1721 OLIVE STREET
MODIFICATION
MAY 4, 2022

1721 OLIVE STREET, ZONE: R-2 (TWO-UNIT RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL, APN: 027-122-008, PLN2022-00026, APPLICANT/OWNER: CLINTON IWANICHA, CMI ARCHITECT / PERRY NARAN

The 5,500 square-foot site is currently developed with a 2,439 square foot two-story single-unit residence with attached carport. The proposed project involves permitting the existing unpermitted 130 square foot kitchen addition on the south side of the house. The addition is set back approximately 3.5 feet from the property line rather than the required 6 feet. (Exhibits A and B in the Staff Report dated April 28, 2022.)

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Interior Setback Modification to permit the addition within the required setback (Santa Barbara Municipal Code (SBMC) Table 30.20.030.B and SBMC Chapter 30.250).

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 in support or opposition thereto, the following exhibits were presented for the record:

1. Staff Report with Attachments, April 28, 2022
2. Site Plans

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

I. Approved the subject application, making the following findings and determinations:

INTERIOR SETBACK MODIFICATION (SBMC §30.250.060)

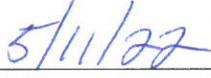
The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purpose and intent of the Zoning Ordinance because it provides sufficient setback distance to the adjacent neighboring property. It is also necessary to secure an appropriate improvement on the lot because it allows a long-standing addition which is an integral part of the kitchen to remain. The project's location does not noticeably change the appearance of the house or the streetscape. The encroachment is in line with an existing nonconforming part of the house, it will continue to pose no negative impacts on the adjacent neighbor. The project is consistent with the general purposes of the Title 30 Zoning Ordinance to serve the public health, safety, comfort, convenience, and general welfare (SBMC §30.01.020).

This motion was passed and adopted on the 4th day of May, 2022 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, Commission 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 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.