



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 013-06

1061 GARCIA ROAD

MODIFICATION

APRIL 12, 2006

**APPLICATION OF DAWN SHERRY, ARCHITECT FOR DAVID AND SANDRA TRIPP-JONES, 1061 GARCIA ROAD, APN 029-282-014, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNITS PER ACRE (MST2005-00520)**

The existing 16,984 square foot lot is currently developed with a 1,728 s.f. residence with attached two-car garage. The proposed project involves several additions to the residence totaling 375 square feet.

The discretionary application required for this project is a Modification to permit a portion of a room and a one-story entry tower to encroach into the required 15 foot interior yard setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (MST2005-00520).

**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 favor or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 12, 2006
2. Site Plans

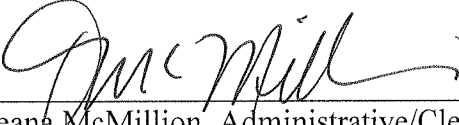
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the subject application making the following findings and determinations:

- A. The lot upon which the Modification is proposed is irregularly shaped, and very narrow, and because of its shape, there are very few areas where it is feasible to construct an addition, and only the proposed site would be make sense with the existing floor plan;
- B. The Modification is consistent with the purposes and intent of the Zoning Ordinance; and
- C. The Modification is necessary to secure an appropriate improvement on the lot.

This motion was passed and adopted on the 12th day of April, 2006 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.

  
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Deana McMillion, Administrative/Clerical Supervisor,      Date  
Staff Hearing Officer Secretary      4-18-06

**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 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.
3. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
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 not 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.