



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 037-06

105 ONTARE ROAD

MODIFICATION

JULY 5, 2006

**APPLICATION OF SOPHIE CALVIN FOR THEODORE SMYTH, 105 ONTARE HILLS,
APN 055-160-028, A-1 ONE-FAMILY RESIDENCE/PRD PLANNED UNIT DEVELOPMENT
ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2006-
00366)**

The 5.6 acre project site is currently developed with a single family residence and detached garage with storage. The proposed project involves a 1,140 square foot detached accessory structure and a 323 square foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit accessory space in excess of the 500 square foot maximum (SBMC §28.87.160).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2006-00366).

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 of or in opposition thereto, and the following exhibits were presented for the record

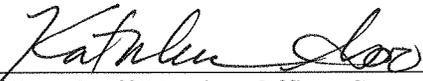
1. Staff Report with Attachments, July 5, 2006.
2. Site Plans

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

Approved the project by making the findings that the Modification to permit more than 500 square feet of accessory space is both appropriate to this property and consistent with the purpose and intent of the ordinance. That approval is subject to the condition that a Zoning Compliance Declaration be recorded against the property's title. Also be advised that no building permits will be issued until all conditions of the subdivision have been met.

This motion was passed and adopted on the 5 day of July, 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.



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 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. **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.
4. **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.