



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 069-06  
630 ROCKWOOD DRIVE  
MODIFICATION  
OCTOBER 25, 2006

APPLICATION OF RICHARD THORNE FOR JOHN LARSON,  
630 ROCKWOOD DRIVE, APN 021-163-002, A-1 ONE-FAMILY RESIDENCE ZONE,  
GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNITS PER ACRE (MST2006-00284)

The 27,000 square foot project site is currently developed with a 2,267 square foot single-family residence with attached two car garage. The proposed project involves a conversion of the existing garage and 972 square feet of first floor addition, construction of a new two-car garage and detached accessory space. The discretionary application required for this project is a Modification to permit alterations to the portions of the existing house that are currently located within the required fifteen-foot (15') 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 Act Guidelines Section 15305.

**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, October 25, 2006.
2. Site Plans

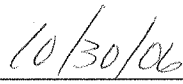
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the project, making the findings and determining that the Modification is necessary to secure an appropriate improvement, by legalizing the structure in its current location and therefore allow the proposed alterations. Adequate separation, between this residence and its westerly neighbor, assures that this request is consistent with the purposes and intent of the Zoning Ordinance.

This motion was passed and adopted on the 25<sup>th</sup> day of October, 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. 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.