



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 072-06

1229 GILLESPIE WAY

MODIFICATION

NOVEMBER 8, 2006

APPLICATION OF COLLEEN KELLY FOR KELLY, RAMIREZ, & WILSON, 1229 GILLESPIE WAY, APN 039-141-003, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2005-00694)

The 8,000 square-foot "L" shaped lot has frontage onto both Gillespie Way and W. Victoria Street. Current development on site consists of two (2) single family residences, a 1-car carport, and one uncovered parking space. The proposed project involves remodeling of the rear house including a new front and rear porch, conversion and expansion of the existing attic area, demolition of the 1-car carport, and replacement with a 1-car garage and one uncovered parking space. The discretionary application required for this project is a Modification to permit the new garage and the uncovered parking space to be located within the required front (facing Gillespie Way) and interior yard setbacks (SBMC §28.18.060 & 28.90.100).

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, November 8, 2006.
2. Site Plans

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

Approve the project, making the findings that the Modification of required front and side yards, for construction of a new garage and an uncovered parking space, is necessary to secure an appropriate improvement by bringing parking into conformance with current parking requirements and that the purpose and intent of the Ordinance is being met.

This motion was passed and adopted on the 8th day of November, 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 you 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.