



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 076-06

308 N. ALISOS STREET

MODIFICATION

NOVEMBER 8, 2006

APPLICATION OF ROBERT STAMPS FOR ARTURO HERRERA, 308 NORTH ALISOS STREET, APN 031-372-024, R-2 ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2006-00350)

The 8,731 square foot lot is currently developed with a 1,552 square foot duplex with an attached 210 square foot garage. The proposal consists of converting the existing duplex to a single-family residence and constructing a new 1,619 square foot two story residence with an attached 402 square foot two car garage. The proposal includes demolition of the existing carport and storage area, and the existing 540 square foot two-story accessory structure. The discretionary application required for the project is a Modification to allow less than the required 1,250 square feet of open yard area (SBMC §28.1.060.C).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

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:

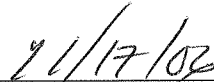
Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement on this property and that the yard areas, as designed, meet the purpose and intent of the Ordinance, and conditional upon resolution of all Zoning Ordinance violations regarding the existing carport and accessory structure.

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 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.