



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 082-06

25 RUBIO ROAD

MODIFICATION

NOVEMBER 22, 2006

APPLICATION OF JAMES ZIMMERMAN FOR MELISSA RIPARETTI-STEPHAN, 25 RUBIO ROAD, APN 029-341-013, E-1 ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00477)

The 6,811 square foot lot is currently developed with a 1,054 square foot single family residence with a detached 364 square foot single car garage. The proposal consists of 875 square feet of first story addition, 914 square feet of second story addition, an uncovered parking space, and a screen wall with landscaping. The discretionary application required for the project are Modifications to permit parking within the required front yard setback, to allow that parking space to be uncovered instead of covered, and for a wall and vegetation to exceed 3 ½' when located within 10' of the front lot line (SBMC §28.90.001, §28.90.100, & §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality 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:

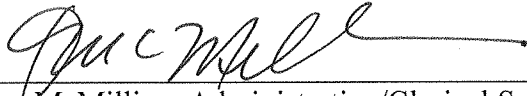
1. Staff Report with Attachments, November 22, 2006.
2. Site Plans
- 3.

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

Approved making the findings that the Modifications are necessary to secure appropriate improvements by bringing the property into conformance with current parking requirements, and that the proposed screening is consistent with the purpose or intent of the ordinance.

This motion was passed and adopted on the 22nd 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.



11-22-06

Deana McMillion, Administrative/Clerical Supervisor 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.