



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 001-07 25 RUBIO RD MODIFICATION JANUARY 17, 2007

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. On November 22, 2006 the Staff Hearing Officer reviewed a project involving 875 square feet of first story addition, 914 square feet of second story addition, an uncovered parking space, and a screen wall with landscaping, and approved Modifications to permit uncovered parking within the required front yard setback, 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). This application is for additional alterations including relocation of the front door, replacement of a shed roof over an existing bay window, with a hip roof, and enlarging the existing garage door. These changes require a Modification to permit alterations within the required front 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 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 the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

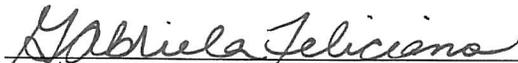
1. Staff Report with Attachments, January 10, 2007.
2. Site Plans

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 and is consistent with the purpose and intent of the Zoning Ordinance in that the improvements are aesthetic in nature and do not result in additional floor area within required yards.

This motion was passed and adopted on the 17th day of January, 2007, 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.



Gabriela Feliciano, Commission 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.