



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 020-07

924 GARDEN STREET #J

MODIFICATION

MARCH 28, 2007

APPLICATION OF BANYON ARCHITECTS FOR BARBARA BEISEL, 924 GARDEN STREET #J, APN 029-301-026, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICE & RESIDENTIAL (MST2006-00557)

The 3,900 square foot project site is currently developed with an 800 square foot residence and detached carport with accessory space. The proposed project involves a 910 square foot 2-story addition to the residence, the demolition of the existing garage and accessory space, and replacement with two (2) uncovered spaces. The discretionary application required for this application are Modifications to permit the required parking to be uncovered and located within the required front and interior yard setback (SBMC §28.90.001, 28.90.100, & 28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality 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 or in opposition thereto, and the following exhibits were presented for the record:

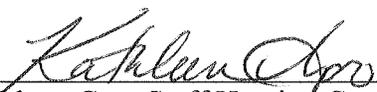
1. Staff Report with Attachments, March 21, 2007.
2. Site Plan
3. Staff Report with Attachments, March 7, 2007. Item was continued from March 14, 2007..)

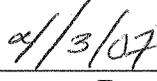
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the project, making the findings that the Modification requests are necessary to secure an appropriate improvement and meets the purpose and intent of the Zoning Ordinance, due to the small size of the lot, the pattern of development in the El Caserio neighborhood, and the resulting improved outdoor living amenity.

This motion was passed and adopted on the 28th day of March, 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.


Kathleen Goo, Staff Hearing 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.