



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 058-07

1141 ARBOLADO ROAD

MODIFICATIONS

AUGUST 1, 2007

**APPLICATION OF HUGH TWIBELL FOR DIANA LEE, 1141 ARBOLADO ROAD,
APN 019-242-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2007-00146)**

The 17,000 square foot property is triangle shaped with frontage on both Arbolado Road and Alameda Padre Serra. Current development on site consists of a single-family residence and (2) detached garages. The proposed project involves a remodel and 411 square feet of new first floor area for the residence. The discretionary application required for this project are Modifications to permit alterations and additions within both front yard setbacks (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 15301.

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, July 25, 2007.
2. Site Plans

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


Approved the project, making the findings that the Modifications are necessary to secure an appropriate improvement because the lot has site constraint due to two significant front property setbacks and a very small narrow triangular development envelope, and necessary to promote uniformity of improvements as the proposed addition follows the lines of the existing building. Additionally, the proposal is consistent with the purposes and intent of the Zoning Ordinance in that it maintains adequate separation from the street via elevation differences.

This motion was passed and adopted on the 1st day of August, 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 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.