



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 060-07

2140 MISSION RIDGE ROAD

MODIFICATION

AUGUST 1, 2007

**APPLICATION OF SHERRY AND ASSOCIATES FOR DISRAELI LIVING TRUST,
2140 MISSION RIDGE ROAD, APN 019-071-003, A-1 ONE-FAMILY RESIDENCE ZONE.
GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2007-00003)**

The 15,000 square foot project site is currently developed with a single-family residence, attached 2-car garage, swimming pool, and detached accessory building. The proposed project involves an 801 square foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit the additions to be located within the required open yard area (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 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 of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 25, 2007.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Eric Gabrielson 2132 Mission Ridge Road, Santa Barbara, CA 93103
 - b. Patricia Yoma at 2134 Mission Ridge Road, Santa Barbara, CA 93103

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

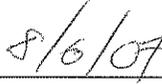
Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement (the first-story addition) and that the project meets the purpose and intent of the ordinance by providing the outdoor living space in the front yard area improved with outdoor amenities, with the following conditions: 1) an analysis study be done of buffer zone proximity between homes; 2) to show the pepper tree on the site plan and protect or mitigate the loss of a pepper tree on the property subject to ABR approval. 3) pool equipment sound control issues be mitigated per the Zoning Ordinance standards; and 4) a drainage plan be required to address drainage impacts of the property.

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.