



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 084-07

948 CARRILLO ROAD

MODIFICATION

OCTOBER 10, 2007

**APPLICATION OF STEVE MORANDO FOR OSCAR PINTOR, 948 CARRILLO ROAD,  
APN 029-316-001, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN  
DESIGNATION: 12 UNITS PER ACRE (MST2007-00339)**

The 2,666 square foot triangular-shaped project site is located on the corner of Carrillo Road and Alisos Street. Current development on site consists of a single-family residence. City records indicate that in one point in time there was a one-car carport on site. The carport was removed without benefit of permits and the applicants are requesting to maintain the parking space uncovered. There has also been a privacy wall installed along the front lot line and driveway without benefit of permits. The discretionary application required for this project are Modifications to permit the required parking space to remain uncovered (SBMC§ 28.90.100), and for a wall height in excess of 3 ½ feet when located along a front lot line or within the first 20 feet of a driveway (SBMC§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 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 neither in favor of the application, nor in opposition thereto, and the following exhibits were presented for the record:

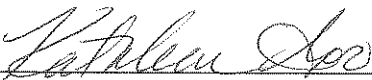
1. Staff Report with Attachments, September 19, 2007.
2. Staff Report with Attachments, October 5, 2007.
3. Site Plans
4. Correspondence received in opposition to the project:
  - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109
  - b. Polly Pride, 417 E. Hueneme Road, Port Hueneme, CA 93041

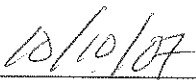
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the project by making the required findings that the Modification to not provide a covered parking space on site and to allow an over-height wall are necessary to secure an appropriate improvement, and meets the purpose and intent of the Ordinance, by providing outdoor living space without creating a public safety issue.

This motion was passed and adopted on the 10th day of October, 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. **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.
4. **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.