



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 004-08
817 ARBOLADO ROAD
MODIFICATIONS
JANUARY 30, 2008

APPLICATION OF PETER BECKER, AGENT FOR PETER & ELAINE LICATA, 817 ARBOLADO ROAD, APN 019-231-021, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00194)

The ½ acre project is currently developed with single-family residence and a detached accessory building above a two-car garage. The proposed project involves a remodel currently underway on site. A balcony, located on the front of the residence is being covered, and a paved area to the side of the garage will be used for parking.

The discretionary application required for this project are Modifications to permit alterations within the front yard setback and to allow parking within a required yard (SBMC §28.15.060 & 28.90.001).

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 or in opposition of the application thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, January 24, 2008.
2. Site Plans

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

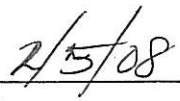
Approved the two foot encroachment into the required interior yard setback for an additional uncovered parking space, with the condition that the Single Family Design Board (SFDB) review the appropriateness of paving, design materials, and size of the turn-around area necessary to secure an appropriate improvement on a lot limited by slope and lack of street parking and, if not deemed necessary, to see a reduction of paving for that area in order to be consistent with the purposes and intent of the Zoning Ordinance. A copy of a letter from the City Streets Division shall also be provided to the Board.

This motion was passed and adopted on the 30th day of January, 2008, 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 written decision was issued.
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 Single Family Design Board (SFDB) 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.