



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 018-08

1335 MISSION RIDGE

MODIFICATION

MARCH 12, 2008

**APPLICATION OF BRYAN MURPHY FOR DARIO PINI, 1335 MISSION RIDGE,  
APN 019-210-005, E-1 ZONE, GENERAL PLAN DESIGNATION: 1 UNIT PER ACRE  
(MST2006-00285)**

The 17,000 square foot project site is currently developed with a single-family residence. The proposed project involves the legalization of an "as-built" deck landing. The discretionary application required for this project is a Modification to permit seven square feet to be located within the required interior yard setback (SBMC §28.15.060).

Although this encroachment was shown on the plan reviewed and approved by the Staff Hearing Officer on October 10, 2007, it was not noticed.

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

1. Staff Report with Attachments, March 5, 2008.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109
  - b. Geneva E. Cheves, 1237 Viscaino 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 will secure an appropriate improvement of access from an upstairs area to the grade below while meeting the purpose and intent of the Ordinance by not providing an area to congregate or additional floor area in a required yard.

This motion was passed and adopted on the 12th day of March, 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 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.