



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 033-08

1810 LAS CANOAS ROAD

MODIFICATION(S)

MAY 7, 2008

**APPLICATION OF TOM JACOBS, AGENT FOR PATRICK DAVIS,
1810 LAS CANOAS ROAD, APN 021-040-003, A-1 ONE-FAMILY RESIDENTIAL ZONE,
GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2005-00806)**

The 6.5 acre project site is currently developed with a 1,775 square-foot single-family residence, a 500 square-foot accessory structure, a 1,195 square-foot barn, a 528 square-foot garage, and a 480 square-foot "as-built" accessory building. The proposed project involves legalization of the "as-built" structure. The discretionary application required for this project is a Modification to permit detached accessory floor area in excess of 500 square-feet (SBMC § 28.87.160). This project was previously approved on February 15, 2006, and has expired.

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

1. Staff Report with Attachments, April 29, 2008.
2. Site Plans
3. Correspondence received in opposition to the project:

Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109

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 on site and meets the purpose and intent of the Ordinance by providing an amount of accessory space that is in proportion with the lot area.

This motion was passed and adopted on the 7th day of May, 2008 by the Staff Hearing Officer of the City of Santa Barbara.

