



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 026-09
1600 MOUNTAIN DR
MODIFICATION
APRIL 8, 2009

**APPLICATION OF LAURA BRIDLEY ON BEHALF OF THE GARDNER FAMILY TRUST,
1600 W MOUNTAIN DRIVE, APN 021-050-033, A-1 ONE-FAMILY RESIDENTIAL ZONE,
GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2008-00518)**

The 18.26 acre project site was previously developed with a 2,506 square-foot single-family residence, a 980 square-foot pool house, a 630 square foot green house and a 782 square foot garage. The house was destroyed in the Tea Fire and the pool house was partially damaged. The green house and garage were not damaged. All of the accessory structures were previously approved with Modifications. The proposed project is a request to rebuild a new single-family residence with an attached four car carport and convert the existing garage to a storage building. The discretionary applications required for this project are Modifications to permit accessory building floor area in excess of 500 square feet and garage floor area greater than 750 square feet (SBMC §28.87.160).

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

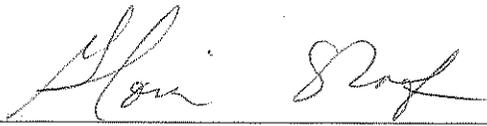
1. Staff Report with Attachments, April 1, 2009.
2. Site Plans

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

- I. Approved the subject application making the following findings and determinations:
The Modifications to allow a total of 2,396 square feet of accessory space and a 872 square foot carport are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on this lot. The amount of floor area being proposed for covered parking and accessory use is not out of proportion for a lot of this size.
- II. Said approval is subject to conditions that the converted garage be used solely for storage and not additional parking, and that the remnants of the destroyed house, with the exception of foundation and retaining walls, be removed prior to the issuance of any building permits for the new structures.

This motion was passed and adopted on the 8th day of April, 2009 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.



Gloria Shafer, Staff Hearing Officer Secretary

4-09-2009
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 the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. 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.
4. 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.
5. **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.
6. **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 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.