



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 001-06
1810 LAS CANOAS ROAD
MODIFICATION
FEBRUARY 15, 2006

APPLICATION OF TOM JACOBS, AGENT FOR PATRICK DAVIS, 1810 LAS CANOAS ROAD, 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, 500 square-foot accessory structure, 1,195 square-foot barn, 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).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303(ENV2005-00806).

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

1. Staff Report with Attachments, February 15, 2006.
2. Site Plans

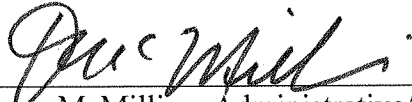
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the subject application to permit more than 500 square feet of accessory space is both appropriate to this property and consistent with the purpose and intent of the ordinance.
- II. Said approval is subject to the following conditions:
 1. Detached accessory space on site not exceeding 2,175
 2. A plumbing plan showing the existing interior and exterior sinks if they will be maintained.
 3. Removal of the boat, being stored within the required front yard setback.
 4. A note on all accessory buildings that they will "not be used for habitable space".
 5. All improvements as approved by the Architectural Board of Review (ABR)
 6. A Zoning Compliance Declaration shall be recorded against the property's title.

STAFF HEARING OFFICER RESOLUTION NO. 001-06
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FEBRUARY 15, 2006
PAGE 2

This motion was passed and adopted on the 15th day of February, 2006 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.



2-15-06

Deana McMillion, Administrative/Clerical Supervisor,
Staff Hearing Officer Secretary

Date

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.