



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 039-06

3086 FOOTHILL ROAD

MODIFICATION

JULY 19, 2006

APPLICATION OF W. MICHAEL HACKETT & MARYLOVE THRALLS, 3086 FOOTHILL ROAD, APN 055-193-015, E-3 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00373)

The 7,000 square foot lot is located on the corner of Foothill Road and Calle Laureles. Current development on site consists of a single story residence. The proposed project involves 650 square feet of the residence which exists without benefit of building permits. The areas included in this figure include the rumpus room, dining room, and laundry closet. Also being proposed is one-uncovered parking space within the required front yard setback facing Calle Laureles. The discretionary application required for this project is a Modification to permit "as-built" additions to be located within the required open yard area and 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 15305 (ENV2006-00373).

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 thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 19, 2006.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Petition submitted with the following names:
 - i) Edward McCoy, 410 E. Calle Laureles
 - ii) Karon T. McCoy, 410 E. Calle Laureles
 - iii) Jerry and Mary Alice Lloyd, 3233 Lucinda Lane
 - iv) Rita Zandona, 3125 Lucinda Lane
 - v) Jane Leighman, 3131 Lucinda Lane
 - vi) Jerome Bellamy, 3070 Lucinda Lane
 - vii) Christy Rockwood, 3076 Foothill Road
 - viii) Ellie Baughman, 3126 Lucinda Lane

- ix) Jean Stevenson, 3077 Lucinda Lane
- x) Sibyl Holder, 3119 Lucinda Lane
- xi) Cindy Cline, 501 Calle Laureles

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 while meeting the purpose and intent of the ordinance by legalizing existing floor area and replacing the parking that was eliminated. The property has site constraints because it is a corner lot and vegetative screening of the parking area shall improve the parking design.

This motion was passed and adopted on the 19 day of July, 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.



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. **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.
4. **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.