



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 041-06

2100 LAGUNA STREET

MODIFICATION

JULY 19, 2006

**APPLICATION OF JODY & MARK SHIELDS, 2100 LAGUNA STREET, APN 025-263-016 ,
E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL
3 UNITS PER ACRE (MST2005-00539)**

The project site is located on the corner of Laguna & Padre Streets. The 5,800 square foot site is currently developed with a 1,313 square foot single family residence and 266 square foot detached garage. The proposed project involves 459 square feet of first and second floor additions to the residence, site walls, and legalization of an "as-built" fountain.

The discretionary application required for this project is a Modification to permit the first floor portion of the addition to be located within the required open yard and five-foot (5') separation distance for accessory structures, and for the fountain and site walls to be located within required front and interior yard setbacks (SBMC §28.15.060 & 28.04.020).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2005-00539).

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

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

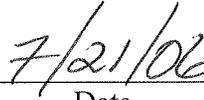
Approved the project with minor floor plan revision, making the findings that the Modifications being requested are necessary to secure appropriate improvements on site while meeting the purpose and intent of the ordinance.

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.