



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 074-06

1674 LAS CANOAS ROAD

MODIFICATION

NOVEMBER 8, 2006

APPLICATION OF KENT MIXON, AGENT FOR RICK ERICKSON,
1674 LAS CANOAS ROAD, APN 021-072-006, A-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: 1 UNIT PER ACRE (MST2006-00581)

The 77,000 square-foot lot is currently developed with 4,000 square foot residence and an attached 3-car garage. The proposed project involves the conversion of a portion of the garage to accessory space, and the construction of a new detached 1-car garage and 500 square foot accessory room. The discretionary application required for the project are Modifications to permit the new accessory room within the remaining front yard (SBMC §28.87.160) and for existing fences and entry gates to exceed 3 ½' in height when located along or within the first 20' of the front lot line (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

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:

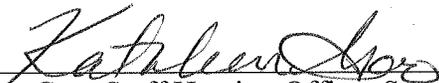
1. Staff Report with Attachments, November 8, 2006.
2. Site Plans
3. Correspondence received in support of the project:
 - a. List names, address
4. Correspondence received in opposition to the project:
 - a. List names, address

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

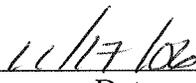
Approved the project, making the findings that the Modifications for location of the accessory structure, which is not visible from the street, and the *pillars*, fence and gates, which do not create visibility or public safety issues, are necessary to secure appropriate improvements and do not violate the purpose or intent of the Ordinance.

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