



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 081-06

119 SKYLINE DRIVE

MODIFICATION

NOVEMBER 22, 2006

APPLICATION OF SHUBIN & DONALDSON FOR MARK TAPPEINER, 119 SKYLINE CIRCLE, APN 041-171-008, E-1 ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00522)

The 4,775 square foot lot is currently developed with a 2,100 square foot single family residence. The proposal project involves complete demolition of all structures on site and the construction of a 3-story structure consisting of a 1,800 square foot 2-story residence with a two-car garage and basement/storage area below. The discretionary application required for the project is a Modification to permit the garage and deck above it to be located within the required front yard setback, and to include portions of the yard less than 20 feet in horizontal dimension in the required open yard area (SBMC§28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality 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 22, 2006.
2. Site Plans
3. Correspondence received in support of the project:

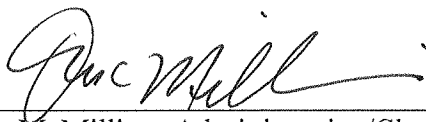
Robert Potter, 111 Skyline Circle

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

Approved with the findings that the Modifications are necessary to secure appropriate improvements on this property and that the purpose and intent of the ordinance are being met.

This motion was passed and adopted on the 22nd 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.



11-22-06

Deana McMillion, Administrative/Clerical Supervisor

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. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
4. **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.
5. **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.