



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 005-07

560 ARROYO AVE

JANUARY 31, 2007

APPLICATION OF WILLIAM LA VOIE FOR ERIC & MARTEE ANDRESEN, 560 ARROYO AVENUE, APN 035-241-020, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2003-00822)

The 8,500 square foot lot is currently developed with a 1,800 square foot single family residence and attached one-car garage. The proposed project involves 380 square feet of main level addition, expansion of the garage to a two-car garage, 532 square feet of rear decks with 300 square feet of storage below. The discretionary application required for this project is a Modification to permit the garage expansion within the required thirty-foot (30') front and ten-foot (10') interior setback (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 the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 31, 2007.
2. Site Plans.

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

Denied the original two-car garage design proposal, and approved the Modification, making the findings that the project is necessary to secure an appropriate improvement and the proposed carport is consistent with the purpose and intent of the Zoning Ordinance, with the additional conditions that: 1) The carport encroachment into the front and side yard setback shall be modified from their current design by shifting it approximately 30 inches from the side yard setback, and six (6) feet from the front yard setback; and 2) The landscaping shall not exceed the maximum height of 3 ½ feet.

This motion was passed and adopted on the 31st day of January, 2007, 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. 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.