



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 007-07  
231 S. ALISOS STREET  
JANUARY 31, 2007

**APPLICATION OF SHERRY & ASSOCIATES FOR THE ESTATE OF ILUMINADA TORINA, 231 S. ALISOS STREET, APN 017-252-025, R-3 ZONE, GENERAL PLAN DESIGNATION:12 UNITS PER ACRE (MST2006-00415)**

The 5,870 square foot project site is currently developed with a 1,115 square foot single-story single-family residence and an attached two car garage and an unpermitted one-car carport. The proposed project involves the construction of an attached two-story 667 square foot residence, a new carport and legalization of the existing carport. One-half of the existing garage will be converted to habitable space as part of the new unit. One of the existing garage spaces will be maintained. The discretionary application required for this project is a Modification to provide only three of the four required parking spaces required for this project (SBMC 28.90.100).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

**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:

Approved the project, making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance by providing adequate parking for the new unit, and that restoring frontage improvements in the location of the existing driveway creates new on-street parking opportunity and therefore will not cause an increase in the demand for parking space or loading space in the immediate area.

Said approval is subject to the conditions: 1) Eliminate the door between the proposed garage and studio unit, allowing the storage unit to remain; and 2) The overheight fencing, located along the entire front lot line, shall be removed or reduced to the maximum allowable height of 3 ½ feet.

This motion was passed and adopted on the 31st day of January 31, 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 2/7/07  
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.