



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 046-07

2230 CLIFF DRIVE

MODIFICATION

JUNE 20, 2007

**APPLICATION OF DOUGLAS KEEP FOR TERI JORY & SETH GEIGER, 2230 CLIFF DRIVE, APN 041-252-071, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00303)**

The project site is located on the corner of Cliff Drive and Fellowship Road. Current development on site consists of a single-family residence and garage. The proposed project involves complete demolition of all structures on site and the construction of a 2,066 square foot two-story residence with attached 2-car garage. This is a new project, but it is similar to a project that was denied by the Staff Hearing Officer on April 11, 2007. The discretionary application required for this project is a Modification to provide an open yard area smaller than required (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 or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 13, 2007.
2. Site Plans
3. Correspondence received expressing concern regarding the project:
  - a. Mr. David Tait, 412 Fellowship Road.

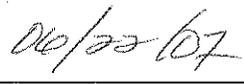
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the new project making the findings that the Modification is necessary to secure an appropriate improvement of a corner lot of less than 6000 square feet and that adequate open yard is being provided, such that the purpose and intent of the Ordinance is being met.

This motion was passed and adopted on the 20th day of June, 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.