



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 074-07
412 OLD COAST HIGHWAY
MODIFICATION
SEPTEMBER 12, 2007

APPLICATION OF JOSE L. ESPARZA FOR MARIO ABONCE, 412 OLD COAST HIGHWAY, APN 017-343-002, R-3 MULTI-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS/ACRE (MST2004-00776)

The 6,300 square foot project site has frontage onto both Old Coast Highway and Salinas Street. Current development on site consists of a single-family residence and one-car garage. On September 7, 2006, the Planning Commission reviewed and approved a Coastal Development permit to allow a proposed project involving the demolition of the existing garage and construction of a three-car garage with a unit above and one uncovered parking space. Per the Planning Commission direction, this application is a request to enclose the open parking space, which will result in a four-car garage for the project. The discretionary application required for the project is a Modification to provide less than the fifteen-foot (15') separation between the units. (SBMC§28.21.070).

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 one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 5, 2007.
2. Site Plans

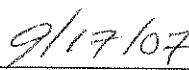
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the project, by making the findings that the Modification is necessary to secure an appropriate improvement and is consistent with the purpose and intent of the Ordinance.

This motion was passed and adopted on the 12th day of September, 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.