



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 083-07

911 LAGUNA STREET

MODIFICATION

OCTOBER 10, 2007

APPLICATION OF RAY KETZEL FOR MR. & MRS. NICK TOMPKINS, 911 LAGUNA STREET, APN 029-301-012, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICE AND RESIDENTIAL (MST2007-00210)

The 5,000 square foot project site is currently developed with two single-family residences and a detached garage. All existing structures will be demolished as a part of this project. The proposed project involves the construction of a new two-story single-family residence with an attached two-car garage.

The discretionary application required for this project is a Modification to allow the new garage to be located within the required front and interior yard setbacks (SBMC § 28.21.060).

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

1. Staff Report with Attachments, October 3, 2007.
2. Site Plans
3. Correspondence received in opposition to the project:

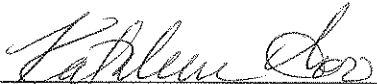
Mr. Brooks Hansen (photographs), 924 Garden Street #E, Santa Barbara, CA 93101

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

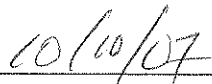
Approved the project by making the findings that the Modification for the garage is necessary to secure an appropriate improvement by providing two covered parking spaces on site, and meets the purpose and intent of the Ordinance in that it allows expansion of the existing garage location to bring parking up to code. Said approval is subject to the requirement that the tree protection measures as identified in Peter Winn's letter dated May 3, 2007, be followed during the course of construction. Said approval is also subject to the condition that the applicant meet with the adjacent neighbor to discuss items of concern so that a full report can be made to the Historic Landmarks Commission.

This motion was passed and adopted on the 10th day of October, 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 Historic Landmarks Commission (HLC) 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.