



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 099-07

521 OLIVE STREET

MODIFICATION

DECEMBER 5, 2007

**APPLICATION OF MARK MORANDO FOR PAMELA THOMPSON,  
521 OLIVE STREET, APN 031-212-008, C-M COMMERCIAL MANUFACTURING ZONE,  
GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2004-00421)**

The 3,000 square foot project site is currently developed with a single-family residence and carport. The proposed project involves a request to approve an "as-built" spa, water feature, and exterior staircase. The discretionary application required for this project is a Modification to permit improvements within the required front and interior yard setbacks (SBMC 29.21.060). The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, one appeared to speak neither in favor of the application nor in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 28, 2007.
2. Site Plans
3. Correspondence received in opposition to the project:  
Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109

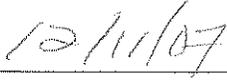
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the project as submitted by making the findings that the secondary access secures an appropriate improvement, and that the water feature and spa meet the purpose and intent of the Ordinance by providing amenities in the outdoor living space on site without impacts to adjacent neighbors, with the condition that the all amenities related to secondary unit use be removed from the upper loft area, and that the applicant consult with the Building and Safety Division on the code compliance issue regarding a loft area access ladder.

This motion was passed and adopted on the 5th day of December, 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.