



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 016-08

8 CAMINO VERDE

MODIFICATIONS

FEBRUARY 27, 2008

**APPLICATION OF BRYAN POLLARD FOR DAVID JAY, 8 CAMINO VERDE,  
APN 019-282-031, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN  
DESIGNATION: 2 UNITS PER ACRE (MST2007-00582)**

The 13,823 square foot project site has frontage onto both Camino Verde and Las Alturas Road. Current development on site consists of a single-family residence, garage, and swimming pool. The proposed project involves a remodel to the existing architecture, a 200 square foot addition, conversion of a 431 square foot under storage area to living space, lowering the garage roof, changes to the entry bridge, and a 51 square foot reduction in the garage floor area. The discretionary applications required for this project are Modifications to permit alterations and additions be located within the required front (facing Camino Verde) and open yard areas (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 15301.

**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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

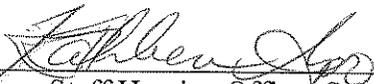
1. Staff Report with Attachments, February 20, 2008.
2. Site Plans and photographs.

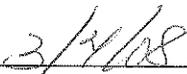
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the project, by making the findings that the Modifications are necessary to secure appropriate improvements or upgrade to both the architecture and the floor plan of the existing residence and that the purpose and intent of the ordinance is being met with no new floor area within required yards.

This motion was passed and adopted on the 27th day of February, 2008, 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 Single Family Design Board (SFDB) 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.