



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 026-08

930 GARCIA ROAD

MODIFICATION

APRIL 9, 2008

**APPLICATION OF ARCHITECTS WEST FOR TIMOTHY & REGENA PEOPLES,  
930 GARCIA ROAD, APN 029-252-005, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL  
PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2008-00089)**

The 9,500 square foot project site is currently developed with a single-family residence and detached garage. The proposed project involves the demolition of the existing garage and replacement with a new garage with storage. The discretionary application required for this project is a Modification to permit the new garage to be located within the non-conforming open yard area (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 either in favor of the application or opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 2, 2008.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109
  - b. Ken and Barbara Hershberg, 929 East Carrillo Road, Santa Barbara, CA 93013
  - c. Silvana and Matthew P. Kelly, 931 East Carrillo Road, Santa Barbara, CA 93013

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

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement of safe, functional off-street parking for the property, and that the purpose and intent of the Ordinance is being met by still providing adequate area on site for private outdoor enjoyment.

This motion was passed and adopted on the 9th day of April, 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 \_\_\_\_\_ 4/15/08  
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.
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.