



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 062-08  
138 SANTA ROSA PLACE  
MODIFICATION  
JULY 16, 2008

**APPLICATION OF RALPH CLEVINGER AND MARY JANE HEADLEE,  
138 SANTA ROSA PLACE, 045-201-027, E-3/SD-3 ONE-FAMILY RESIDENCE ZONE,  
GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2008-00292).**

The 6,090 square foot lot is currently developed with a 1,850 square foot single-family residence and detached 462 square foot two-car garage. The proposed project involves the demolition of the existing 462 square foot two-car garage and construction of a new 454 square foot two-car garage, in a new location, and a 93 square foot storage shed attached to the south side of the proposed garage. The discretionary applications required for this project are Modifications to permit new construction within the required six (6) foot rear setback (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 in favor or opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 9, 2008.
2. Site Plans

**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, by increasing the amount of outdoor living space and reducing the amount of concrete and paving on-site, and that it meets the purpose and intent of the zoning ordinance requirements as it brings the open yard into conformance with the current requirements, which is an improvement to the property, and subject to the following conditions:

- 1) no ground storage is to be allowed inside the garage on either sides of the garage; and
- 2) any storage on the sides of the garage must be on shelves that are at least 6'-6" off the ground.

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This motion was passed and adopted on the 16th day of July, 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.

  
\_\_\_\_\_  
Gloria Shafer, 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. **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.
4. **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.