



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 066-08
1478 LAS POSITAS
MODIFICATION
AUGUST 13, 2008

APPLICATION OF DON SWANN FOR SUSAN KUYKENDALL, 1478 LAS POSITAS PLACE, APN 049-300-016, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: OPEN SPACE (MST2008-00309)

The 7,800 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves a 385 square foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit the addition to be located within the front 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, August 6, 2008.
2. Site Plans
3. Correspondence in opposition from Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

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

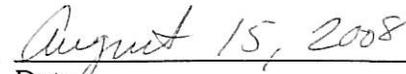
Approved the project, making the findings that the modification is necessary to secure an appropriate improvement of expansion for the residence and meets the purpose and intent of the ordinance for this relatively small site which is further impacted by the bulb-out design of the cul-de-sac. Said approval is subject to the reduction of hedge and fence heights along the front lot line and within the first twenty-feet (20') along the driveway to be in compliance with zoning ordinance height limitations.

This motion was passed and adopted on the 13th day of August, 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.