



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 012-12
1301 W. MOUNTAIN DRIVE
PERFORMANCE STANDARD PERMIT
APRIL 4, 2012

APPLICATION OF BLACKBIRD ARCHITECTS FOR OWNER, DONALD MCCORKELL JR., 1301 W. MOUNTAIN DRIVE, APNs 021-050-038 & -039, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RES. (MAX. 1 UNIT/ACRE) (MST2012-00005)

The proposed project includes a new approximately 6,221 square foot single-family dwelling and 725 square foot attached garage to replace the 3,718 square foot single-family dwelling destroyed in the 2008 Tea Fire. The project also includes an approximately 615 square foot addition to the existing 510 square foot single-family dwelling and a new detached 450 square foot carport for the existing dwelling and addition.

The discretionary application required for this project is a Performance Standard Permit for an additional dwelling unit to provide two single-family dwellings on the 10.5 acre lot (SBMC §28.93.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (New Construction or Conversion of Small Structures).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

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, March 28, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

6. **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 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.