



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

**RESOLUTION NO. 049-14
1301 W. MOUNTAIN DRIVE
MODIFICATION
SEPTEMBER 3, 2014**

**APPLICATION OF BLACKBIRD ARCHITECTS FOR DON AND MARILYN MCCORKELL,
1301 W. MOUNTAIN DRIVE, APNs 021-050-038 & -039, A-1 (ONE-FAMILY RESIDENCE)
ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1
UNIT/ACRE) (MST2014-00306)**

The proposed project includes a new 2,702 square foot, one-story residence to replace a residence destroyed by the Tea Fire and for 1,000 cubic yard of cut and fill grading. The proposal also includes one new uncovered parking space and a new detached 1056 sq. ft. four-car garage that will serve both the existing 510 square foot Additional Dwelling Unit and the proposed one-story residence. A Substantial Conformance Determination is also required for the previous application (MST2012-00005) that was reviewed and approved by the Staff Hearing Officer on April 4, 2012 for a Performance Standard Permit, to allow an additional dwelling unit at the property.

The discretionary application required for this project is a Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC §28.87.160 & 28.92.110);

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

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

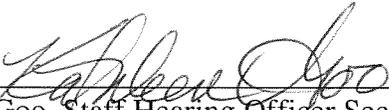
WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 28 2014.
2. Site Plans

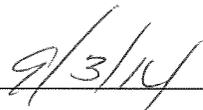
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed four-car garage is appropriate because it will provide a garage for the two units, is not visible from the street or neighboring properties, and does not pose consistency issues with the Single Family Residence Design guidelines

This motion was passed and adopted on the 3rd day of September, 2014 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 the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. 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. 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.
5. **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.
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.