



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 032-06
827 SPRING STREET
MODIFICATION
JUNE 21, 2006

**APPLICATION OF RAYMOND APPLETON, AGENT FOR PETE AND DEBBIE VEUGER,
827 SPRING STREET, APN 031-051-004, R-2 TWO-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00170)**

The 2,500 square foot project site involves a construction project involving the demolition of an existing residence and garage and the "as-built" construction of a two-car garage with a two-story residence above and swimming pool. The discretionary applications required for this project are Modifications to permit:

The residence to be located within the required twenty-foot (20') front and six-foot (6') interior and rear yard setbacks (SBMC §28.18.060); and,

Reduction to the required 1,250 square foot open yard area (SBMC §28.18.060); and,

A swimming pool to be located within the required fifteen-foot (15') front yard setback (SBMC §28.87.060); and,

Walls along the driveway to exceed 3-1/2 feet within 10 feet of either side of the driveway for a distance of 20 feet back from the lot line. (SBMC § 28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301.

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 in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 21, 2006.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Ed King, 810 Spring Street
 - b. Alison Hansen, 914 N. Milpas St.
 - c. Petition submitted with the following names:
 - i. Alex Cortes, 906 N. Milpas
 - ii. Lucy Torres, 909 Spring

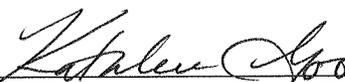
- iii. Ricardo Sanchez, 805 N. Alisos St.
- iv. Raul Ortega, 805 Spring St.
- v. Jesse Triplett, 814 Spring St.
- vi. Lorna Berressa, 814 Spring St.
- vii. Carmen and Leo Aguirre, 812 Spring St.
- viii. Lupe Aguirre, 812 Spring St.
- ix. Camille Mottet and Fran Jacobson, 811, Spring St.
- x. Ernai Alexander, 825 Spring St.
- xi. Helen Hernandez, 911 E. De la Guerra
- xii. Eugene C. Granarohi, 822 N. Milpas St.
- xiii. David and Ann Hefferman, 921 E. De la Guerra
- xiv. Jane and Gabe Alcanta, 818 Spring St.
- xv. Chris and Tana Nolson, 909 E. Canon Perdido
- xvi. Vivian Edde, 828 Spring St.
- xvii. Verna Coyne, 826-838 N. Milpas St.

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

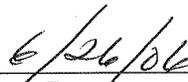
Approved the revised project by making the findings that the Modifications for the interior setback encroachments, the overheight walls in within 10 feet of the driveway, the second-story front setback encroachment at 14 feet, and the third-story front setback encroachment at 16 feet are consistent with the purpose and intent of the Ordinance and necessary to secure an appropriate improvement on this small, 2,500 square foot residential lot.

This motion was passed and adopted on the 21st day of June, 2006 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 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. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
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.