



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 087-07

333 W. COTA STREET

MODIFICATION

OCTOBER 24, 2007

APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES FOR MARGARET MEAD, 333 W. COTA STREET, APN 037-152-001, R-4 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2007-00132)

The project site is located on the corner of Cota and Castillo Streets. Current development on site consists of a tri-plex and detached four-car garage. The proposed project involves the expansion of the upstairs studio apartment to a one-bedroom unit by converting an existing, non-habitable attic space into a bedroom with bath. The discretionary applications required for the project are Modifications to permit:

1. The expanded unit to provide only one (1) of the required two (2) parking spaces (SBMC §28.90.100); and,
2. Parking to be located within the required front yard setback facing Castillo Street (SBMC §28.21.060 & 28.28.90.001); and,
3. A hedge, located along both front lot lines, to exceed the maximum allowable height of 3 ½' (SBMC §28.87.170).

This item was heard by the Staff Hearing Officer on August 1, 2007 and continued to this date to allow the applicant an opportunity to redesign.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 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 neither in favor nor in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 17, 2007.
2. Site Plans

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

Partially approves the hedge/wall modification along Castillo Street to exceed the maximum allowable height of 3½ feet. Said approval is subject to the conditions that: 1) The over-height of the wall/fence/screen/hedge or vegetation along the front property line on Castillo Street does not exceed a combined height of 42-inches of existing stone wall and 42-inches of new wall and plantings commencing 12 feet south of the property corner. 2) The Applicant return to the Architectural Board of Review having studied the wall construction and plant material, with the direction that the Landscape Architect confirm that the chosen plant material or species conforms to the allowed heights and does not exceed the maximum 3½ feet height requirement along the front property line on Cota Street.

