



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 045-08

116 E. PADRE STREET

MODIFICATIONS

JUNE 18, 2008

**APPLICATION OF PATRICK J. POULER AGENT FOR JERRY MCFERRAN,
116 E. PADRE STREET, APN 025-321-002, E-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: RESIDENTIAL, THREE UNITS PER ACRE PER ACRE
(MST2008-00162)**

The 5,472 square foot project site has frontage onto both Padre Street and Green Lane. The project site is currently developed with a 1,364 square foot single-family residence and a detached one car garage. The proposed project involves the demolition and replacement of an existing 128 square foot second floor sitting room and elevator. The discretionary application required for this project are Modifications to permit alterations and additions within the front yard setbacks facing Padre Street and Green Lane (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 of the application or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 11, 2008.
2. Site Plans
3. Correspondence received in opposition to the project:

Ms. 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 that is compatible with the historical and architectural significance of the existing residence, and meets the purpose and intent of the Ordinance by not intensifying the existing footprint and encroachment, with the conditions that the existing overheight hedges and fences be either removed or reduced in height to 3½ feet within 10 feet of the front property line; and applicant to either applicant obtain an encroachment permit or eliminate of all development within the right-of-way on Green Lane.

This motion was passed and adopted on the 18th day of June, 2008 by the Staff Hearing Officer of the City of Santa Barbara.

