

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 050-08 828 SPRING STREET MODIFICATIONS July 2, 2008

APPLICATION OF JULIE BANKS, AGENT FOR BRADLEY VERNON, 828 SPRING STREET, APN 031-052-017, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE. (MST2008-00265)

Current development on site consists of a single-family residence and two-car garage. The proposed project involves removing the existing 357 square foot two-car garage and replacing it with a 400 square foot two-car garage to bring it up to current standards, the removal of 472 square feet of the residence, construction of a 34.8 square foot addition to the rear north east corner of the existing residence, and another 272 square foot addition to the western side of the residence all outside the required setbacks. The discretionary application required for this project is a Modification to permit new construction within the required open yard area of 1,250 square feet (SBMC§28.18.060).

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, June 25, 2008.
- 2. Site Plans

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

Approved the project, making the finding that the Modification is necessary to secure the appropriate improvements of the garage relocation and the addition to the house, and that the Modifications is consistent with the purpose and intent of the Zoning Ordinance, in that the lot is constrained by a small lot size, that the garage and house addition meets setbacks and minimum dimensions, the addition meets the setback requirements and that the amount of useable open space is adequate for a lot of this size.

This motion was passed and adopted on the 2nd day of July, 2008 by the Staff Hearing Officer of the City of Santa Barbara.

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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

7/3/04

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. 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.
- 4. 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.