



City of Santa Barbara California

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.

