



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 009-12
219 GRAY AVENUE
MODIFICATIONS
MARCH 21, 2012

APPLICATION OF HAROLD POWELL, AGENT FOR CHARLENE BROUDY, 219 GRAY AVENUE, APN 033-053-024, HRC-2, OC, AND SD-3 ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 UNITS/ACRE) (MST2011-00394)

The proposed project involves a change of use of an existing 3,516 square foot commercial building to single-family residential on the 4,500 square foot parcel. The proposal includes permitting an as-built 320 square foot carport, a new 6-foot tall wood fence and gate, and minor exterior alterations.

The discretionary applications required for this project are Modifications to allow required private outdoor living space, common open area, and storage of trash and recycling receptacles in the front yard (SBMC §28.21.081, §28.87.190 & §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).

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, and two people appeared to speak in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 14, 2012.
2. Site Plans.
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the modifications making the following findings and determinations that the Modifications to allow the outdoor living space and trash and recycling in the front yard are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The project is appropriate because it allows for the adaptive reuse of the existing single-story building and no other location on the site is available for required outdoor space. Because the OC Zone has no setback requirements and the existing walls provide adequate screening, relocation of trash and recycling in the front yard behind the front wall is appropriate.
- II. Said approval is subject to the following conditions:

