



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 002-13 502 E. ANAPAMU STREET LOT AREA MODIFICATION JANUARY 9, 2013

APPLICATION OF KEN DICKSON, AGENT FOR NEIL AND SUE WILLIAMSON FAMILY TRUST, 502 E. ANAPAMU STREET, APN 029-180-001, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2012-00061)

The 5,000 square foot site is currently developed with a 1,683 square foot triplex above a three-car carport and laundry area. The existing development is non-conforming to density requirements. The proposed project involves permitting “as-built” improvements including creating a 472 square-foot basement storage area, enclosing the 256 square-foot laundry area, and altering the 731 square-foot three-car carport to create three one-car garages.

The discretionary application required for this project is a Lot Area Modification to allow additions to a development that is non-conforming to the lot area requirements. (SBMC § 28.21.080 and SBMC § 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 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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 2, 2013.
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 Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed additions are appropriate because they are modest additions that do not increase the building footprint beyond the existing roof forms and are sited away from neighboring structures and outside of setbacks. The resulting density and average dwelling unit size are consistent with the goals and policies of the General Plan and the direction of City Council to implement the Average Unit-Size Density Incentive Program.

II. Said approval is subject to the following conditions:

1. **Accessory Area.** The accessory areas identified on the plans as laundry and storage areas shall be limited to non-habitable square footage.
2. **Parking.** The driveway located in the required setbacks shall be labeled on the plans as not to be used for parking per SBMC §28.90.001.H. "No Parking" shall be painted on the concrete along the driveway and backup areas for the garages so access to the garages remains at all times. Each unit shall be assigned a one-car garage consistent with the intent of proposed Average Unit-Size Density Incentive Program.
3. **Hedges.** A portion of the fence/hedge along the shared property line to the south shall be removed to allow a vehicle exiting the garage to turn/exit the site in one maneuver. The portion that shall be removed measures four feet back (to the east) from a line parallel to the eastern wall of the garage/building.
4. **HVAC Unit.** The HVAC Units shall not be placed in an area on the project site that would conflict with vehicular maneuverability on the site.
5. **Garage.** All items stored in the garages shall be removed prior to final sign-off of the building permit issued for this project. The garages shall remain available for parking of vehicles.

This motion was passed and adopted on the 9th day of January, 2013 by the Staff Hearing Officer of the City of Santa Barbara.

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

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 the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. 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.

4. **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.
5. **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 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.