



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 006-15 336 E. PEDREGOSA STREET MODIFICATION FEBRUARY 4, 2015

**APPLICATION OF NATALIE COPE, ARCHITECT FOR MARY MCMASTER AND PAUL CASEY, 336 E PEDREGOSA STREET, APN: 027-051-006, E-1 ZONE, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00008)**

The 6,250 square foot parcel is currently developed with a 2,294 square foot, two-story residence and a 220 square foot attached garage. The proposal includes construction of a new 215 square foot wooden deck (with a trellis above) to the existing rear elevation of the house, removal of the existing concrete stairs, replacement of a window and an interior remodel. The project will also address violations identified in the Zoning Information Report (ZIR2013-00021). The discretionary application required for this project is an Open Yard Modification to allow the proposed first story deck to encroach into the required open yard area (SBMC § 28.15.060 and 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

**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 29, 2015.
2. Site Plans

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

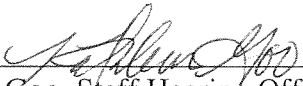
- I. Approved the requested Open Yard Modification making the finding and determination that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed project will allow for a minor change to the open yard of the existing residence on a relatively small lot, resulting in a functional improvement for the residence while maintaining an adequate open yard area on the site.

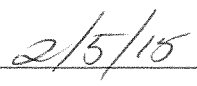
II. Said approval is subject to the following conditions:

- A. The plans submitted in conjunction with this Modification approval include permitting the "as-built" storage shed.
- B. The approximately six foot high fence located along the secondary front lot line shall be shown on the building plans to comply with SBMC§28.87.170.

This motion was passed and adopted on the 4<sup>th</sup> day of February, 2015 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.