



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 068-15
317 W. CANON PERDIDO STREET
LOT AREA MODIFICATION
NOVEMBER 25, 2015

APPLICATION OF VANGUARD PLANNING LLC, APPLICANT FOR ALAN AND GENICE GALLEGOS, 317 W. CANON PERDIDO STREET, APN: 037-032-004, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (28-36 DU/ACRE)/PRIORITY HOUSING (MST2015-00276)

The 6,504 square-foot site is currently developed with a two-story, four unit apartment building and a detached two-car garage. The proposed project includes exterior alterations to the apartment building, a 25 square foot first story addition, a 29 square foot second-story addition, permitting 508 square feet of "as-built" second floor additions and permitting an "as-built" attached shed to the apartment building. This project will result in 562 square feet of additions and a total of 3,524 of development on a 6,504 square foot parcel.

The discretionary application required for this project is a Lot Area Modification to allow new floor area that includes proposed first and second-floor additions and "as-built" second floor additions to the apartment building for a property that is non-conforming to residential density (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 15303 and 15305 (New Construction 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 in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 19, 2015.
2. Site Plans

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

- I.** Approved the subject application making the following findings and determinations:

The Staff Hearing Officer finds that the Lot Area Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The "as-built" and proposed additions to the building are appropriate because they will not increase the number of bedrooms or the number of units on site, will not increase the parking

demand on site, will preserve rental housing stock and maintain a relatively small unit size, and the additions are not anticipated to adversely impact the adjacent neighbors.

II. Said approval is subject to the following conditions:

1. The violations outlined in ZIR2014-00534 shall be corrected as part of this permit and shall be included in the Scope of Work for the project.
2. All exterior changes proposed to the project are subject to review and approval by the Architectural Board of Review (ABR).

This motion was passed and adopted on the 25th day of November, 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.



Julie Rodriguez, Planning Commission 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. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
5. **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.
6. **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.

