



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 024-16
725 W. ARRELLAGA STREET
MODIFICATION
APRIL 13, 2016

**APPLICATION OF PATRICIO NAVA, DESIGNER FOR ADALBERTO GALLEGOS,
725 W. ARRELLAGA STREET, APN: 043-243-002, R-2 (TWO-FAMILY RESIDENCE) ZONE,
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE)
(MST2016-00072)**

The 5,500 square-foot site is currently developed with an 819 square foot single family dwelling, a detached 149 square foot one-car carport, 212 square feet of "as-built" one-story additions to the dwelling and an "as-built" playground structure. The proposed project involves permitting the 212 square feet of "as-built" additions to the dwelling and removing the "as-built" playground structure from the property. The proposed total of 1,180 square feet on a 5,500 square foot lot is 46% of the guideline floor to lot area ratio (FAR). The proposal will address a violation in a Zoning Information Report (ZIR2004-00461).

The discretionary application required for this project is an Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.18.060 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 and 15305(Existing Facilities and Minor Alterations to 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, April 7, 2016.
2. Site Plans

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

- I.** Approved the requested Open Yard 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 reduction to the Open Yard area to allow for the "as-built" additions is appropriate on a small lot with a single-family residence, because the "as-built" additions meet the setback requirements and the resulting open yard area is useable by the residents and will fulfill the intent of the Open Yard requirements while maintaining the existing neighborhood character.
- II.** Said approval is subject to the following conditions:

