



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 018-06

518 E. PEDREGOSA STREET

MODIFICATION

APRIL 26, 2006

APPLICATION OF RAYMOND APPLETON, AGENT FOR ALICE DONDERO, 518 E. PEDREGOSA STREET, APN 027-062-012, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2005-00372)

The 4,132 square foot project site is currently developed with a single family residence with unpermitted improvements. The proposed project involves abatement of all outstanding violations and will include demolition of the existing one-car carport, legalization of the “as-built” conversion of the original garage, replacement with a new two-car carport, installation of a new interior stairway, and an “as-built” approval for an exiting deck. The proposal also includes the removal of the existing driveway and curb cut leading to the old garage. The discretionary applications required for this project are Modifications to permit:

The new carport to be constructed within both required front yard setbacks (SBMC §28.18.060); and,

Parking to be located within both front yard setbacks (SBMC §28.18.001); and,

The conversion of the garage to habitable space when located within the required front yard setback facing Pedregosa Street (SBMC §28.18.060); and,

Legalization of an “as-built” wooden deck located within the required front and open yard areas (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 and 15305.

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 or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 26, 2006.
2. Site Plans

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

- I. Approved the subject application making the findings that the Modifications are necessary due to the small corner lot with two front yards, to secure appropriate improvements on the site while being consistent with the purposes and intent of the Ordinance.

II. Said approval is subject to the following conditions:

The vegetation along both sides of the driveway be maintained at a maximum height of 3 ½' and that a Zoning Compliance Declaration be recorded.

This motion was passed and adopted on the 26th day of April, 2006 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.

Deana McMillion, Administrative/Clerical Supervisor, Date
Staff Hearing Officer Secretary

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 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.
3. 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.
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 not 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.