



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 019-06

819 NORTH SALSIPUEDES

MODIFICATION

APRIL 26, 2006

APPLICATION OF RON SORGMAN AGENT FOR ELAINE WEBSTER, 819 NORTH SALSIPUEDES, APN 031-031-008, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2006-00013)

The existing 6,750 square foot site is currently developed with two single family residences which will be demolished. The proposed project consists of a new 735 square foot one-story residence on the front of the lot and a new 1,411 square foot, two-story residence on the rear of the lot, and a new 715 square foot three-car carport. The discretionary applications required for this project are Modifications to permit:

Three (3) instead of the (4) four required parking spaces (SBMC § 28.90.100); and,

The carport and the parking spaces to be located within the required six-foot (6') interior yard setback (SBMC § 28.21.060);

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

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 one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 26, 2006.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Justin Williams, 829 N. Salsipuedes, Unit D.

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

- I. Approved the request to permit parking and the carport structure within the required interior yard, and for reduction in required parking numbers by making the finding that the Modifications are consistent with the purposes and intent of the ordinance and are necessary to secure an appropriate improvement, will not cause an increase in the demand for parking space in the immediate area, as it results in three new parking spaces and that the carport encroachment is necessary on a lot of this narrow, 37 ½' width.

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.