



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 057-07
333 W. COTA STREET
MODIFICATIONS
AUGUST 1, 2007

APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES FOR MARGARET MEAD, 333 W. COTA STREET, APN 037-152-001, R-4 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2007-00132)

The project site is located on the corner of Cota and Castillo Streets. Current development on site consists of a tri-plex and detached four-car garage. The proposed project involves the expansion of the upstairs studio apartment to a one-bedroom unit by converting an existing, non-habitable attic space into a bedroom, bathroom and closets. The discretionary applications required for the project are Modifications to permit one (1) parking space for the 1-bedroom unit (SBMC §28.90.100) to allow it within the front yard setback (SBMC §28.21.060 & 28.28.90.001), and a hedge, located along a front lot line, to exceed the maximum allowable height of 3 ½' (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

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:

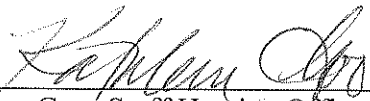
1. Staff Report with Attachments, July 25, 2007.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Mr. Leo Cortez, 327 W. Cota Street, Santa Barbara, CA 93101.
 - b. Ms. Julie Castagnola, 331 W. Cota Street, Santa Barbara, CA 93101.
 - c. Ms. Angelo Castagnola, 333 W. Cota Street, Santa Barbara, CA 93101.
 - d. Juliette Castagnola, 333 W. Cota Street, Santa Barbara, CA 93101.
 - e. Angelin Castagnola, 333 W. Cota Street, Santa Barbara, CA 93101.
4. Correspondence received in opposition to the project:
 - a. Mr. Steve Johnson (email correspondence)

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

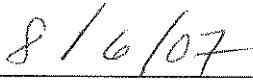
Approved the one (1) parking space for the 1-bedroom unit to allow parking within the front yard setback with the condition that the uncovered parking space be screened with a 6-foot high wood fence which is deemed necessary to secure an appropriate improvement on the lot and is consistent with the purposes and intent of the Zoning Ordinance. A fencing plan shall be resubmitted for review and approval. Continued indefinitely is the hedge height portion of the Modification request as the applicant must comply with Zoning Ordinance requirements.

This motion was passed and adopted on the 1st day of August, 2007 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 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.