



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 106-07
325 E. CANON PERDIDO STREET
MODIFICATIONS
DECEMBER 19, 2007

APPLICATION OF CSA ARCHITECTS FOR KEN OLSEN, 325 E. CANON PERDIDO STREET, APN 029-301-018, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES & RESIDENTIAL (MST2007-00329)

The 3,515 square foot project site is currently developed with a single-family residence and garage. The proposed project involves demolition of all existing structures and the construction of a 1,623 square foot single-family residence over a two-car garage. The discretionary application required for this project are Modifications to permit new development within the required front and both interior yard setbacks (SBMC §28.21.060) and parking within a required yard (SBMC §28.90.001).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 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 either in favor of the application or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 12, 2007.
2. Site Plans
3. Correspondence received in opposition to the project:

Ms. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

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

Approved the garage and utility area encroachment garage and garage deck, the side yard modification to the west for the subterranean structure and the first living floor area and second/third floor living area with the condition that the deck on the west elevation area be redesigned to provide a permanent planter with a minimum of four (4) feet to preclude standing in the west setback area. Approves the interior yard modifications requested on the east property line with the condition that the Applicant and Historic Landmarks Commission study the window and openings on that elevation to reduce privacy impacts to the neighbors, making the finding that the Modification is necessary to secure an appropriate improvement and meets the purpose and intent of the Ordinance.

This motion was passed and adopted on the 19th day of December, 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 12/21/07
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 Historic Landmarks Commission (HLC) 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.