



# 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.

