



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 066-09
2050 GARDEN STREET AND 314 E. PADRE STREET
MODIFICATION
AUGUST 12, 2009

**APPLICATION OF HARRISON DESIGN ASSOCIATES, AGENT FOR MELANIE ELLISON,
2050 GARDEN STREET & 314 E. PADRE STREET, E-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00289)**

The subject application involves two adjoining properties, totaling 15,828 square feet, which will be combined through a voluntary lot merger and have frontage on both Garden and E. Padre Streets. The property at 2050 Garden Street is currently developed with a single-family residence and detached two-car garage. The property at 314 E. Padre Street is currently developed with a single-family residence. The proposed project involves restoration of the residence at 2050 Garden Street and demolition of all other structures on the two lots, the construction of a detached two-car garage with attached accessory room, a detached accessory building, and various garden amenities. The discretionary applications required for this project are Modifications to permit alterations to the front porch and the addition of a parapet within both 30' front setbacks, window changes, garden amenities, and a portion of the detached accessory building within the Padre Street 30' front setback, and alterations to an existing non-conforming garden wall located within the required 10' interior setback (SBMC §28.15.060 & 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 & 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 or opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 5, 2009.
2. Site Plans
3. Correspondence received in opposition to the project:
Paula Westbury, 650 Miramonte Drive, Santa Barbara, Ca

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

I. Approved the subject application making the following findings and determinations:

The Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed Modifications are necessary to complete the restoration of a piece of Santa Barbara History.

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 the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. 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.
4. 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.
5. **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.
6. **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 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.

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- II. Said approval is subject to the condition that the lot merger be completed prior to the issuance of the building permit, and that the hedge height along the front property line shall comply with Santa Barbara Municipal Code 28.87.170.

This motion was passed and adopted on the 12th day of August, 2009 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.



Gloria Shafer, Staff Hearing Officer Secretary

8-19-2009

Date

