



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 020-10
401 ½ OLD COAST HIGHWAY
MODIFICATION
APRIL 21, 2010

APPLICATION OF WILIAM PRITCHETT, PROPERTY OWNER FOR 401½ OLD COAST HWY, APN 015-291-010, C-P RESTRICTED COMERCIAL/R-2 TWO-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00500)

The 7,117 square foot project site is currently developed with two single family residences and 1,106 square feet of commercial space. The proposed project involves a request to convert the commercial space to an additional residential unit. The approval will result in a triplex with five uncovered and one covered parking spaces for the site. The discretionary application required for this project is a Modification to permit alterations, additions, and change of use to portions of an existing building currently located within the required ten-foot (10') rear setback (SBMC §28.54.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 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, April 14, 2010.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Pierina Lowdermilk, via e-mail.
 - b. Paula Westbury, 650 Miramonte Drive, Santa Barbara, Ca

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

Denied the project making the finding that the Modification is neither consistent with the purposes and intent of the Zoning Ordinance nor necessary to secure an appropriate improvement on the lot. A conforming design that provides separation from property lines, open air space, and proper lighting for the unit, and meet the ABR's criteria for new dwelling units, should be explored.

This motion was passed and adopted on the 21st day of April, 2010 by the Staff Hearing Officer of the city of Santa Barbara.

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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

4-27-2010

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission 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 they must be corrected within thirty (30) days of this action.