



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 060-10
521 SANTA BARBARA STREET
MODIFICATIONS
DECEMBER 15, 2010

**APPLICATION OF JEFF SHELTON, ARCHITECT FOR REH PROPERTY, LLC,
521 SANTA BARBARA STREET, APN 031-201-009, C-M COMMERCIAL
MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: OFFICE AND
RESIDENTIAL & MAJOR PUBLIC AND INSTITUTIONAL (MST2010-00280)**

The proposed project involves the construction of a 551 square foot two-story residence with an attached 200 square foot one-car garage on a 1,611 square foot lot. The project site was previously developed with a 1,104 square foot, two-story, single-family residence which was demolished in 2007. The discretionary applications required for this project are:

1. Two (2) Modifications to permit new construction within the required six-foot (6') interior setbacks (SBMC §28.21.060); and,
2. One (1) Modification to provide one off-street parking space in lieu of the requirement for two (SBMC §28.90.100).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 and 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 8, 2010.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a) Paula Westbury, P.O. Box 1201, Santa Barbara, CA 93102.

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

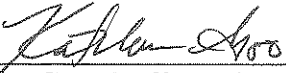
- I. Approved the subject application making the following findings and determinations:

The Staff Hearing Officer finds that 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 encroachments into the required interior setbacks allows for a small home to be constructed on the small 1,611 square foot lot. The one car garage would meet the anticipated parking demand for the 551 square foot residence and would not cause an increase in the demand for parking space in the immediate area.

- II. Said approval is subject to the condition that the doors on the proposed trash enclosure shall open towards the driveway, away from interior property line.

This motion was passed and adopted on the 15th day of December, 2010 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 12/17/10

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission by filing a written notice with the Community Development Department by Thursday, January 6, 2011.
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 Single Family Design Board (SFDB) 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.