



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 013-11  
1720 SAN ANDRES STREET  
MODIFICATION  
MARCH 23, 2011

**APPLICATION OF THOMAS MOORE, ARCHITECT FOR CAMERON PORTER, 1720 SAN ANDRES STREET, APN 043-191-015, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00066).**

The 5,040 square foot project site is currently developed with a single-family residence, a one-car garage, and a 75 square foot shed. The proposed project involves the construction of a new 802 square foot two-bedroom residential unit above a new 460 square foot, two-car garage and 160 square foot attached storage room. The proposal also includes a 63 square foot first floor addition to the existing 558 square foot one-story, two-bedroom residential unit and the demolition of an existing 250 square foot, legal non-conforming, single-car garage and a 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site.

The discretionary application required for this project is a Modification to provide less than the required 15 foot minimum dimension for the common open yard area and to provide the common open yard area in the front yard (SBMC §28.21.081).

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

1. Staff Report with Attachments, March 16, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA 93102.

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

- I. Approved the Modification making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed common open yard fulfills the intention of the requirement and allows the site to be developed in a manner that preserves the front of the existing house and the generous front setback in keeping with the character of the neighborhood.
- II. Said approval is subject to the condition that the area adjacent to the uncovered parking spaces at the eastern corner of the site within the setbacks shall be landscaped and not paved.

This motion was passed and adopted on the 23rd day of March, 2011 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 \_\_\_\_\_ 3/29/11 \_\_\_\_\_  
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 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 Architectural Board of Review (ABR) 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.