



# 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.

