



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 007-12
101 N. SALINAS STREET
MODIFICATIONS
MARCH 7, 2012

**APPLICATION OF BREE MEDLEY, DESIGNER FOR JENNIFER MARIE CHECCHIO,
101 N. SALINAS STREET, APN: 017-073-012, R-2 ZONE, GENERAL PLAN DESIGNATION:
MEDIUM DENSITY RESIDENTIAL (12 UNITS PER ACRE) (MST2011-00010)**

The proposed project includes construction of a new 475 square-foot detached two-car garage with a 475 square-foot residential dwelling unit above, one new uncovered parking space, and new driveway and landscaping. The project also includes alterations to the existing 1,013 square-foot single-family residence, including converting 540 square feet of basement to habitable space and enclosing 97 square feet of an existing upper story deck.

The discretionary applications required for this project are:

1. A Modification to convert a portion of the basement area to habitable space within the required 15-foot front setback on Mason Street (SBMC §28.18.060 and §28.92.110); and
2. A Modification to allow new construction within the required open yard (SBMC §28.18.060 and §28.92.110).
3. A Modification to allow three parking spaces instead of the four parking spaces required (SBMC §28.90.100 & §28.92.110)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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 of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 29, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the Modifications making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed changes to the existing residence will allow for expansion of the residence within the existing building footprint within no anticipated impacts to adjacent properties. The open yard area, as conditioned, fulfills the intent of the requirement and allows the site to be developed in a manner that preserves the existing development on site. The project will not cause an increase in the demand for parking space or loading space in the immediate area, as the three parking spaces proposed will meet the parking demand for the existing single-family residence and a minimally sized second unit.

- II. Said approval is subject to the following conditions:
 1. The stairway, landing, and trash receptacle area shall be the minimum size necessary to meet code requirements in order to minimize encroachments into the open yard area.
 2. The proposed counter and kitchen sink shall be removed from the lower level of the existing single-family residence.
 3. The upper deck proposed to be rebuilt shall be removed from the scope of the project.
 4. Vegetation within 10 feet of the front lot line and within 10' of either side of a driveway for a distance of 20' back from the front lot line shall be a species that does not exceed 3 ½ feet in height at maturity.
 5. The proposed driveway width shall be reduced subject to the review and approval by the Public Works Department.
 6. The existing curb cut and driveway closest to Salinas Street shall be removed and replaced with City standard curb and gutter.
 7. The location of the approved open yard shall be shown on the site plan submitted for a building permit.

This motion was passed and adopted on the 7th day of March 2012 by the Staff Hearing Officer of the City of Santa Barbara.

