



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 044-13

2112 SANTA BARBARA STREET

PERFORMANCE STANDARD PERMIT AND MODIFICATION

AUGUST 7, 2013

APPLICATION OF HARRISON DESIGN ASSOCIATES ARCHITECT FOR SB RESTORE LLC, 2112 SANTA BARBARA STREET, APNs 025-252-006 AND 025-252-007, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2013-00097)

The 49,810 square-foot site has street frontages on Santa Barbara and Padre Street and is comprised of two parcels (APNs 025-252-006 and 025-252-007). The site, formerly used by Fielding Institute, is currently developed with two buildings totaling 8,712 square feet and 17 uncovered parking spaces. The proposed project involves changing the use of both existing structures to two residential units, exterior alterations, removal of existing surface parking lot, restoration of historic site walls, and the installation of landscaping, swimming pool and spa. Alterations to the proposed 6,167 square foot, two-story residence include the removal of awnings, skylights, staircases, and an accessible ramp. The existing 1,809 square foot, one-story building is to be altered to create an additional dwelling unit and a two-car garage within the existing footprint. The proposed parking for the residences consists of two-covered and two-uncovered parking spaces. The structures and site are on the City's List of Potential Historic Resources: "Hodges House, Summit Lighthouse."

The discretionary applications required for this project are:

1. A Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot (SBMC § 28.93.030 and SBMC § 28.92.110); and
2. A Parking Modification to provide two covered and two uncovered parking instead of the required four covered parking spaces for the residences (SBMC § 28.90.100.G and SBMC § 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 Section 15303 (Construction or conversion of small structures).

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, July 3, 2013.
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 subject application making the following findings and determinations:

The Performance Standard Permit complies with all standards of SBMC §28.93.030.E., including adequate lot area for two residential units, with associated existing accessory space, and adequate ingress and egress for each residence as discussed in Section IV of the Staff Report.

The Modification to allow two covered and two uncovered parking spaces is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area. The proposed uncovered parking spaces are located in the remaining front yard along the secondary street frontage and will be screened by a site wall. The uncovered parking is appropriate because it (in combination with the proposed garage) will provide sufficient off-street parking to meet the parking demand for both residences, and it is not possible to provide another garage without adversely impacting the historic setting or obscure view of the historic buildings.

II. Said approval is subject to the following conditions:

- A. The Conditional Use Permit for the previous school use, including the provisions for special events identified in Planning Commission 020-96, is null and void.
- B. The two proposed uncovered parking spaces shall be delineated on-site and in the field.
- C. The existing metal storage shed on existing parcel one within the interior setback shall be removed from the site or relocated out of the setback.

This motion was passed and adopted on the 7th day of August, 2013 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 _____ 8/8/13 _____
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 Historic Landmarks Commission (HLC) 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.