



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 016-14

202 LA PLATA

MODIFICATION

APRIL 2, 2014

APPLICATION OF MICHELLE MCTOLDRIDGE, SHELTER ARCHITECTURE & URBAN DESIGN FOR THE GAVIN FAMILY TRUST, 202 LA PLATA, 045-151-016, E-3/SD-3 ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2014-00043)

The 6,483 square foot, corner lot is located in the non-appealable jurisdiction of the Coastal Zone. The proposed project involves demolition of an existing 299 square foot detached one-car garage, demolition of a 100 square foot detached accessory building, construction of a 38 square addition to the residence, construction of a 463 square foot attached two-car garage. The proposal also includes 46'-0" linear feet of 4'-0" tall retaining wall and 16'-0" linear feet of 6'-0" tall fencing to be located in the front yard. The discretionary application required for this project is an Open Yard Modification to reduce the open yard location and configuration requirements (SBMC § 28.15.060 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 15301 and 15305 (Existing Facilities and 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 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 27, 2014.
2. Site Plans

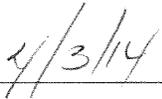
- I. **NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer approved the Open Yard Modification making the findings and determinations that the modification to allow a reduction in the minimum dimension is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed reduction in minimum open yard dimension will allow for a conforming two-car garage, and it is appropriate because the existing corner lot is constrained by the location of the existing development and the required setbacks limiting opportunities for a conforming garage location. The reduction in the minimum 20 foot dimension will allow for conforming parking on a site that is legal non-conforming with respect to parking and open yard configuration.
- II. Said approval is subject to the following conditions:
- A. The required 1,250 square foot open yard requirement as approved by the Staff Hearing Officer shall be documented on the plans.
 - B. Submit an application for a Public Works permit for any work proposed within the public right-of-way. This includes the removal of the existing curb cut and driveway apron on the La Plata frontage.
 - C. Submit an application to the Public Works Department for a change address prior to building permit issuance.
 - D. The storage shed shall be demolished.

This motion was passed and adopted on the 2nd day of April, 2014 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

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 **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.