



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 048-14 2101 MOUNTAIN AVENUE VOLUNTARY LOT MERGER, MODIFICATION, AND PERFORMANCE STANDARD PERMIT SEPTEMBER 3, 2014

APPLICATION OF HEIDI JONES, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICE, AGENT FOR SHARON LANDECKER, 2101 MOUNTAIN AVENUE, APNS: 043-280-030 & 043-280-033, E-1 & E-1/R-1 ONE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 3/DU/ACRE (MST2014-00091)

This item was reviewed by the Staff Hearing Officer on May 14, 2014, and was continued to study the parking. The project site is approximately 4.16 acres and is comprised of two APNS: 043-280-030 (0.41 acres) and 043-280-033 (3.75 acres) that are located in the Hillside Design District. The site is developed with an existing 3,463 square foot, single-family residence and a detached 1,073 square foot accessory building, consisting of a 576 square foot, two-car garage, and 497 square foot, accessory space. The proposal includes a voluntary lot merger, two new uncovered parking spaces, and the conversion of 497 square feet of existing accessory space to an additional dwelling unit. Since the last hearing the project has been revised to eliminate the proposed carport, and to provide two-uncovered parking spaces.

The discretionary applications required for this project are:

1. A Voluntary Lot Merger of APNs 043-280-030 (0.41 acres) and 043-280-033 (3.74 acres) to result in a 4.15 acre lot;
2. A Parking Modification to provide two-covered and two-uncovered parking spaces instead of the required four-covered parking spaces (SBMC §28.90.100 & 28.92.110).
3. 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

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

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, August 28, 2014.
2. Site Plans

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

- I. Approved the subject application making the following findings and determinations:
 - A. The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA certificate of determination on file for this project.
 - B. The Modification to allow two-covered and two-uncovered parking spaces instead of the required four-covered parking spaces is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed modification is appropriate because it will provide for the required number of parking spaces on site, the uncovered spaces are adequate for the Additional Dwelling Unit, and the uncovered parking spaces do not impact the existing oak trees.
 - C. With the approval of the requested Modifications, the Performance Standard Permit complies with all standards of SBMC §28.93.030.E, including adequate lot area for two residential units, and adequate ingress and egress for each residence as discussed in Section IV of the Staff Report dated May 14, 2014

This motion was passed and adopted on the 3rd day of September, 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

9/3/14

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.