



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 008-15 2526 MESA SCHOOL LANE MODIFICATION FEBRUARY 4, 2015

APPLICATION OF DIRK BOUWMEESTER, OWNER OF 2526 MESA SCHOOL LANE, APN: 041-292-038, E-3 (ONE-FAMILY RESIDENCE), SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2014-00584)

The 10,100 square foot site is currently developed with a 961 square foot single family residence with a basement and a detached 180 square foot carport. The proposed project includes demolition of the one-car carport and construction of a 1,271 square foot, detached accessory building which contains, 400 square feet of garage area, 694 square feet of boat storage area and 177 square feet of habitable space in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Modification to allow the combined total garage floor area and detached accessory building to exceed the maximum allowable size of 500 square feet each (SBMC § 28.87.160 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 and 15305 (New Construction 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, one person 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, January 29, 2015.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Harry Wright, Santa Barbara, CA.

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

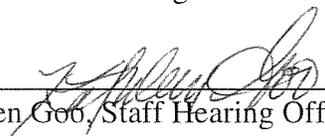
- I. Approved the requested Modification as conditioned, to allow the combined total garage floor area and detached accessory building floor area to exceed the maximum allowable size of 500 square feet each, and making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The combined garage and accessory building is appropriate because it will provide the required covered parking for the dwelling and will allow for a covered storage area for the property owner's boats that meets the open yard and setback requirements, and the structure is not anticipated to adversely impact the adjacent neighbor's or the visual openness of the street frontage.

II. Said approval is subject to the following conditions:

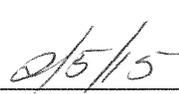
- A. The detached garage/accessory building shall not exceed 1,100 square feet in size.
- B. The garage shall be available for the parking of two vehicles at all times and the garage floor plans submitted for a building permit shall show the required 20' x 20' minimum garage unobstructed dimensions for the parking of vehicles.
- C. The landscaping by the driveway shall be shown on the plans to comply with SBMC Section 28.87.170.
- D. A Coastal Exemption application shall be submitted and approved for the project, prior to issuance of a Building permit.
- E. If a detached bedroom is approved, the recordation of a Zoning Compliance Declaration shall be required prior to the issuance of a building permit.
- F. The amount of paving for the turnaround area shall be reduced to the minimum amount necessary as determined by the Transportation Division of the Public Works Department.

This motion was passed and adopted on the 4th day of February, 2015 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 God, 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. **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.

5. **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.