



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 018-14 1626 SANTA BARBARA STREET MODIFICATION MARCH 18, 2015

#### **APPLICATION OF PATRICK MARR ARCHITECT FOR ROBERT FULMER, 1626 SANTA BARBARA ST, 027-192-024, R-3 ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 du/acre) (MST2014-00469)**

The existing 20,900 square foot lot is developed with an existing 2,301 square foot, two story residence. The project proposes 1,243 square feet of first and second story additions to the existing residence, and a new attached 719 square foot three-car garage with a 687 square foot one-bedroom residential unit above.

The discretionary application required for this project is a Parking Modification to allow for three instead of the required four parking spaces. (SBMC §28.90.100.G.2)

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, dated March 11, 2015.
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 parking modification is not inconsistent 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, because the parking demand will be met onsite with three spaces for a single-family home and an additional residential unit under 700 square feet, as described in Section V of this staff report.

**I.** Said approval is subject to the following conditions:

**A.** Include a note on the plans that the recommendations/conditions contained in the arborist's reports prepared Bill Spiewak and by Keith Strauss, dated July 29, 2014 and January 7, 2015 respectively, shall be implemented.

**B.** If future projects propose additional floor area, then one additional parking space shall be provided on site. Said additional parking space can be either covered or uncovered.

**C.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

This motion was passed and adopted on the 18<sup>th</sup> day of March, 2015 by the Staff Hearing Officer of the City of Santa Barbara.



