

# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 039-15 1110 ALAMEDA PADRE SERRA MODIFICATIONS JULY 8, 2015

#### APPLICATION OF TRACI MARIE KELEMEN, 1110 ALAMEDA PADRE SERRA, APN 019-242-022, E-1 (SINGLE-FAMILY RESIDENTIAL ZONE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2011-00282).

The 9,413 square foot parcel is currently developed with an existing 1,971 square foot single family residence and an attached 450 square foot two-car garage. The proposed project involves a new uncovered parking space, a series of site work and alterations including replacement of the existing concrete driveway with a new permeable driveway, demolition of the "as-built" site retaining walls and the construction of a series of new engineered site retaining walls, a new driveway gate, a new wood fence along the north and east property line, alterations to the existing front entry porch with new steps and pathway, the "as-built" conversion of the carport to a garage, a 375 square foot interior remodel, and a 50 square foot addition at the rear of the residence. A total of 132 cubic yards of site grading will be balanced on site. The project will abate violations identified in enforcement case ENF2009-00392 and Zoning Information Report (ZIR2009-00129). A Public Works encroachment permit is being pursued for the replacement of an "as-built" retaining wall located within the public right-of-way.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a new uncovered parking space within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Interior Setback Modification to allow a new uncovered parking space within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and

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, July 2, 2015.
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed uncovered parking space is appropriate because it allows for an additional onsite parking space on a street that does not provide parking, the space is not publicly visible, and it is not anticipated to adversely impact the adjacent neighbors.

This motion was passed and adopted on the 8<sup>th</sup> day of July, 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 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.