



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 058-15
411 E. CALLE LAURELES
MODIFICATIONS
OCTOBER 14, 2015

APPLICATION OF CRAIG SHALLANBERGER, APPLICANT FOR SEAN AND KENDRA JOHNSON, 411 E. CALLE LAURELES, APN 055-193-015, E-3 ZONE, (ONE-FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/ACRE) (MST2015-00419)

The 7,100 square-foot site is currently developed with a 1,929 square foot residence. The proposed project involves an addition of 187 square feet consisting of enclosing an existing 121 square foot covered patio area and a 66 square foot covered laundry room.

The discretionary application required for this project is an Open Yard Modification to allow a reduction of the required open yard (SBMC §28.18.060 and §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, October 7, 2015.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that:

- I. The Staff Hearing Officer finds that the Open Yard Modification is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed additions are appropriate on the small corner lot with a single-family residence, because the proposed enclosure of the laundry area and patio area will meet the setback requirements and the resulting open yard area is useable by the residents, it fulfills the intent of the Open Yard requirements while maintaining the existing neighborhood character as stated in Section IV of the Staff Report, dated October 7, 2015.
- II. Said approval is subject to the condition that no new walls or fences within any front yard are approved as a part of this modification application.

This motion was passed and adopted on the 14th day of October, 2015 by the Staff Hearing Officer of the City of Santa Barbara.

