



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 027-21
412 N. QUARANTINA STREET
TENTATIVE SUBDIVISION MAP
JUNE 2, 2021

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR HILARIO FERNANDEZ, 412 N. QUARANTINA ST., APN 031-302-001, M-I (MANUFACTURING INDUSTRIAL) ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (PLN2020-00647)

The property is an approximately 3,499 square foot lot at the corner of N. Quarantina and Reddick Streets. Existing development consists of a single-story approximately 764 net square foot single-family dwelling and a detached 601 net square foot accessory structure that was originally permitted as a garage and later converted to accessory space. There is no on-site parking, no curb cut, and no driveway. The project proposes to provide on-site parking by installing a new 16-foot wide driveway on the Reddick Street frontage to access two new uncovered parking spaces. The project includes replacement of all windows, replacement of existing water heater in a new enclosure, electrical repairs, plumbing repairs, and roof repairs and re-roofing. An existing 42-inch high wood fence along both property frontages is exempt from a building permit due to its height and is proposed to remain. Relocation of an existing street tree to accommodate the proposed driveway has been approved by the Parks & Recreation Commission.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow a reduction of the existing open yard area (SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, and Section 15305, 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 in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 27 2021
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. OPEN YARD MODIFICATION (SBMC § 30.250.030.F)

The Staff Hearing Officer finds that the Open Yard Modification is consistent with the purposes and intent of the Zoning Ordinance; is necessary to secure an appropriate improvement on the lot; and is necessary to prevent unreasonable hardship due to the physical characteristics of the site or development because providing on-site parking while maintaining some useable alternative open space is an appropriate improvement on this small corner lot developed with an existing dwelling and an accessory building.

This motion was passed and adopted on the 2nd day of June, 2021 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, Commission Secretary

June 4, 2021

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission 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 three (3) years from the date of the approval, per SBMC §30.205.120, unless:

- a. A building permit for the construction authorized by the approval is issued within thirty six 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.