



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 026-24 3333 BRAEMAR DRIVE MODIFICATION JULY 24, 2024

3333 BRAEMAR DR.

Assessor's Parcel Number: 047-081-006
Zoning Designation: A-1/S-D-3 (One-Family Residence/Coastal Overlay)
Application Number: PLN2023-00510
Applicant: Shelby Messner Janke, SEPPS, Inc.
Owner: Lani and Tim Collins

The project consists of demolition of the existing detached 550-square-foot horse barn accessory structure and a 113-square-foot shed. The project proposes to construct a new detached 1,063-square-foot horse barn accessory structure and associated 113-square-foot water tank accessory structure, in the Coastal Zone Non-Appealable Jurisdiction. A single-unit residence and detached garage with an Accessory Dwelling Unit (ADU) above are under separate permits. The proposed horse barn and water tank require a ministerial Coastal Exemption and review and approval of a floor area zoning Modification by the Staff Hearing Officer to exceed the maximum allowable detached accessory structure square footage for the lot. The proposed total of 6,842 square feet of development on a 50,779-square-foot lot is 135% of the maximum guideline floor-to-lot area ratio (FAR).

The discretionary applications under the jurisdiction of the Staff Hearing Officer at this hearing is an Accessory Floor Area Modification to allow the total aggregate floor area to exceed the 500 square feet allowed for the site. (SBMC §28.87.160 and SBMC §28.92.110).

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines. Section 15303 allows for the construction of accessory structures, and after review of the proposal and site conditions, the project complies with all conditions of this exemption. There would be no significant project-specific or cumulative impact on the environment due to unusual circumstances, the project does not have the potential to damage scenic highways or historic resources, and the project site is not identified as a hazardous waste site; therefore, none of the exceptions to the exemption under CEQA Guidelines Section 15300.2 apply

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, and the following exhibits were presented for the record:

1. Staff Report with Attachments, Wednesday, July 17, 2024.
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. ENVIRONMENTAL REVIEW (CEQA Guidelines AND SBMC Ch. 22.100)

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines. Section 15303 allows for the construction of accessory structures. Staff has reviewed the proposal and site conditions and has determined that the project complies with all conditions of this exemption. Based on review of the project, there would be no significant project-specific or cumulative impact on the environment due to unusual circumstances, the project does not have the potential to damage scenic highways or historic resources, and the project site is not identified as a hazardous waste site. None of the exceptions to the exemption under CEQA Guidelines Section 15300.2 apply.

B. ACCESSORY FLOOR AREA MODIFICATION (SBMC §28.92.110)

The Modification is consistent with the general purposes of Title 28 and the specific purposes of the zoning district in which the project is located because the residential character and allowed uses of the neighborhood would be preserved by the project because the purposes and uses remain the same with the demolition and replacement of the horse barn and associated water tank; and

The Modification is necessary to secure an appropriate improvement on the lot because the proposed horse barn and water tank allow for the continuation of keeping horses, an allowed use.

This motion was passed and adopted on the 24th day of July, 2024 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

July 26, 2024
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 resubmit design review materials under your PLN case for 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 (36) 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.