



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 014-11

1337 CLIFF DRIVE

MODIFICATION

APRIL 20, 2011

APPLICATION OF MICHAEL HARRISON, 1337 CLIFF DRIVE, APN 045-041-004, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00200)

The 7,840 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves conversion of the existing garage to habitable space, the addition of a new 442 square foot garage, and a 186 square-foot addition to the rear of the residence. The discretionary application required for this project is a Modification to allow the conversion of the existing garage to new habitable space within the required 6' interior setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301 and 15305.

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, April 13, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.
 - b. Helene Mussbach, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the subject application making the finding that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The reuse of the existing garage for habitable space, without creation of any new openings, allows it to continue to be a "good neighbor" without impacts to the adjacent neighbor.
- II. Said approval is subject to the condition that the proposed window within the interior setback shall not exceed the minimum dimensions or minimum clear opening for an emergency escape window required by the Building Code.

