



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 049-12
25 E. ISLAY STREET
MODIFICATION
OCTOBER 31, 2012

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR SUZANNE AND MELVIN OLVER, 25 EAST ISLAY STREET, APN 027-032-011, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00396)

The 7,425 square-foot site is currently developed with a 1,958 square foot two-story residence and a detached, two-story accessory building including 500 square feet of garage area with 500 square feet of accessory space above. The proposed project involves a 21 square foot, "as-built" laundry closet addition to the main residence. The project will abate outstanding violations listed in ZIR2012-00364.

The discretionary applications required for this project is a Modification to allow the as-built addition to encroach into the required ten foot interior setback (SBMC § 28.15.060 & SBMC § 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 (Existing Facilities).

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 24, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the Modification making the findings and determinations that it is consistent with the purposes and intent of the Zoning Ordinance and represents a uniform improvement on the lot. The proposal involves a very small addition of useable floor area within the setback, and is not expected to negatively impact adjacent neighbors, as the proposed addition is consistent with the residential use of the property.
- II. Said approval is subject to the following conditions:
 - A. The hedges on the subject property within ten feet of the common driveway for a distance of twenty feet back from the front property line shall be trimmed and maintained at a height of 4½ feet. The owner is advised that the remainder of the hedges on the property are subject to the height limitations contained in SBMC §28.87.170.

