



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 073-13 1375 KENWOOD ROAD MODIFICATION NOVEMBER 27, 2013

APPLICATION OF TIM FREEMAN, PROPERTY OWNER, 1375 KENWOOD ROAD, APN: 041-132-010, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC), (MST2013-00442)

The 8,258 square foot lot is located in the Hillside Design District, and is developed with a 1,408 square foot one-story residence and a detached 126 square foot one-car garage. The proposed project involves the permitting of the “as-built” 180 square foot first floor addition to connect the existing residence and garages to create laundry and storage rooms. The discretionary application required for this project is a Front Setback Modification to allow additions within the required thirty-foot front setback (SBMC § 28.15.060 and 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 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, November 21, 2013.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed additions and alterations within the front setback are appropriate because the site is constrained by the triangular-shaped lot with a wide street frontage yet shallow depth, making it difficult to construct a conforming addition. The project is not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street frontage.

II. Said approval is subject to the following condition that all fences, hedges, walls and screens shall maintained in compliance with SBMC § 28.87.170. The uncovered parking space is not part of this action and should be removed from the plans submitted for a Building Permit.

