



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 074-13 1318 MORRISON AVENUE MODIFICATIONS NOVEMBER 27, 2013

#### APPLICATION OF BRYAN POLLARD, AGENT FOR CHRISTIAN HILL AND HOPE FIRESTONE, 1318 MORRISON AVENUE, APN: 029-091-021, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 UNITS/AC), (MST2013-00138)

The 4,500 square foot lot is located in the Lower Riviera Special Design District, and is developed with a 1,030 square foot one-story residence and a detached 395 square foot accessory building consisting of a one-car garage with accessory space. The proposed project involves the construction of a 137 square foot first-floor addition, a 358 square foot second-story addition to the existing residence, and alterations to the detached garage/accessory building including a new garage door and window replacements. Six cubic yards of excavation is proposed. This structure is on the City's List of Potential Historic Resources.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations within the required six-foot interior setback to the north (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. A Modification to allow a conforming second-story addition to a structure that is non-conforming to the required six-foot interior setback. (SBMC § 28.87.030.D., SBMC § 28.18.060, and §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 Interior Setback Modification and Conforming Addition Modification making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The window alterations for the existing residence are appropriate because it provides a uniform improvement, and is not anticipated to adversely impact adjacent neighbors to the north.

