



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 013-15
1605 MOUNTAIN AVENUE
MODIFICATION
MARCH 4, 2015

**APPLICATION OF STEPHANIE POOLE, ARCHITECT FOR BRUCE HICKEY,
1605 MOUNTAIN AVE, APN: 043-201-010, R-1 SINGLE FAMILY RESIDENTIAL ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE)
(MST2015-00014).**

The 5,000 square foot parcel is currently developed with an existing one-story 1,080 square foot single-family residence, a detached 230 square foot one-car garage, and an 80 square foot shed. The proposed project involves the demolition of the existing garage and shed, and construction of a new 253 square foot detached one-car garage with an attached approximately 250 square foot trellis. The proposal also includes replacement of an existing concrete patio with new permeable brick pavers. The proposal will address the violations identified within ZIR2006-00044.

The discretionary application required for this project is an Interior Setback Modification to allow the construction of a one-car garage to encroach into the required 5 foot interior 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 15303 and 15305 (New Construction 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, February 26, 2015.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Interior Setback Modification making the findings and determinations 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 proposed garage is appropriate as it improves the development on site by providing compliance with the required rear setback; the increase in size of the garage will not cause detrimental impacts to the adjacent neighbor; and the location of the garage remains consistent with the pattern of development within the existing neighborhood.

This motion was passed and adopted on the 4th day of March, 2015 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, Staff Hearing Officer Secretary

3/4/15

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council 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. **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.
5. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four 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.