



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 047-15  
251 LA MARINA DRIVE  
MODIFICATION (DENIED)  
AUGUST 19, 2015

**APPLICATION OF ALLEN MCLEOD, ARCHITECT FOR NAVID ESKANDARI,  
251 LA MARINA DRIVE, APN: 045-161-008, E-3/SD-3 ONE FAMILY RESIDENCE AND  
COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY  
RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00583)**

The 6,000 square-foot site is currently developed with an 800 square foot single-family dwelling and an attached 250 square foot one-car garage. The proposed project involves construction of a new 657 square foot first-floor addition, a new 650 square foot second-story addition, removal of the existing driveway, demolition of 100 square feet of the existing garage and construction of a new 298 square foot addition to the garage that will result in a 448 square foot two-car garage. The project also includes a new driveway, curb cut, and associated grading. The property is located in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is an Interior Setback Modification to allow an addition and a new window to be located in the required 6-foot interior setback (SBMC §28.15.060 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, August 13, 2015.
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer denied the requested Interior Setback Modification making the findings and determinations that the Modification is not consistent with the purposes and intent of the Zoning Ordinance, and is not necessary to secure an appropriate improvement on the lot.

This motion was passed and adopted on the 19<sup>th</sup> day of August, 2015 by the Staff Hearing Officer of the City of Santa Barbara.

