



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 054-15  
150 LOMA MEDIA ROAD  
MODIFICATIONS  
SEPTEMBER 16, 2015

**APPLICATION OF CHRIS COTRELL, ARCHITECT FOR JOHN AND JANET KRUGER,  
150 LOMA MEDIA RD, APN: 019-262-005, E-1 ZONE, GENERAL PLAN DESIGNATION:  
LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2014-00549)**

The 11,657 square-foot site is currently developed with a 1,139 square-foot single family residence, an attached 260 square-foot one-car carport, and an attached 47 square foot utility shed. The proposed project involves 155 square feet of first-story additions, a new 407 square foot two-car garage, a new retaining wall and fence along the easterly property line, a covered front porch, decks and landings in the front yard, and new and relocated windows on each elevation.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow alterations to the dwelling for a new window and a sliding glass door to encroach into the required ten-foot interior setback to the east (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, September 3, 2015.
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer approved the Parking Modification and Front and Interior Setback Modifications making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed new window and sliding glass door in the interior setback are appropriate because they are not anticipated to adversely impact the adjacent neighbors. The new sliding glass door, although within the interior setback, is orientated towards the front yard and not towards the adjacent neighbor.

This motion was passed and adopted on the 16<sup>th</sup> day of September, 2015 by the Staff Hearing Officer of the City of Santa Barbara.

