



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 053-16

1127 BATH STREET

MODIFICATION

AUGUST 31, 2016

APPLICATION OF MARK MORANDO, ARCHITECT FOR BRUCE BIVENS AND LESLIE BRUECKNER, 1127 BATH STREET, APN 039-212-010, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (28-36 DU/ACRE) (MST2016-00070)

The 6,026 square foot site is currently developed with 1,100 square foot single-family dwelling, a detached 298 square foot, two-car garage and a rear dwelling of 560 square feet. The proposed project involves the demolition of the existing garage, and replacement with a 480 square foot, two-car garage, alterations to the existing rear deck, the infill of an exterior door out of the utility room, and permit the as-built full bathroom in the utility room.

The discretionary applications required for this project is an Interior Setback Modification to allow the proposed garage to encroach into the required 6-foot interior setback (SBMC §28.21.060 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 to 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 25, 2016.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved an 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 because it allows a desired improvement and is not anticipated to adversely impact the adjacent neighboring property because the proposed garage does not have any windows facing the closest neighboring property, and the double doors in the setback are anticipated to only be seldom used. The project is anticipated to have a beneficial impact to the adjacent neighboring property because the garage will be built on the subject property, rather than crossing onto the adjacent property, and it will have less mass than the existing two-story garage/ accessory building.

II. Said approval is subject to the following conditions:

- A.** The rear garage door shall be either a single, standard one-piece or roll-up door.
- B.** The interior dimensions of the proposed garage shall be 20 feet by 20 feet.
- C.** The site plan shall be revised to provide a minimum of a 2 foot setback from the interior property line.
- D.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

This motion was passed and adopted on the 31st day of August, 2016 by the Staff Hearing Officer of the City of Santa Barbara.

