



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 059-16

1123 GARCIA ROAD

MODIFICATIONS

SEPTEMBER 14, 2016

**APPLICATION OF WARNER YOUNG, ARCHITECT FOR SASHA ABLITT LIVING TRUST,  
1123 GARCIA ROAD, APN 029-282-007, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL  
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2016-  
00194)**

The 11,218 square-foot site is currently developed with a 1,363 square foot single family residence with an attached 400 square foot two-car garage, a 183 square foot deck with stairway and an "as-built" patio cover. The proposed project involves demolition of the "as-built" patio cover, demolition of the 183 square foot deck and stairway and construction of a new 354 square foot deck with stairway. No new habitable space is proposed. The project would address violations outlined in a Zoning Information Report (ZIR2009-00339).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a deck with stairway to encroach into the required 30-foot front setback facing Garcia Road (SBMC § 28.15.060 and 28.92.110); and
2. An Interior Setback Modification to allow a stairway and deck to encroach into the required 10-foot interior setback to the west (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 Sections 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 8, 2016.
2. Site Plans

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

- I. Approved the subject application making the following findings and determinations:
  - A. The Front Setback 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 deck and stairway are appropriate because of the location of the existing development on site, the steep slope of the property, the site constraints associated with the two front setbacks and the lack of useable open area outside of the front setback of Alameda Padre Serra, because the area is partially screened by landscaping and because the proposed deck and stairway are not anticipated to adversely impact the adjacent neighbors or the neighborhood character.



- 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.