



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 002-14 1810 SUNSET AVENUE MODIFICATION JANUARY 22, 2014

APPLICATION OF JAMES BELL, ARCHITECT FOR VINCE SEMONSEN, 1810 SUNSET AVENUE, APN: 043-162-013, R-3 MULTI-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION (15-27 DU/ACRE): MEDIUM - HIGH DENSITY RESIDENTIAL (MST2013-00502)

The 5,000 square foot lot is developed with a 1,404 square foot residence, a 185 square foot detached accessory building, and a 274 square foot deck. The proposed project includes the demolition of the existing accessory building and 117 square feet of the existing building pad, and the construction of a 340 square foot one-car garage. The discretionary application required for this project is an Interior Setback Modification to allow the proposed garage to be located within the required six-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 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 one person appeared to speak with questions thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 16, 2014.
2. Site Plans

- I. 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 an appropriate improvement on a small lot with a single-family residence, because it provides a parking space on-site that does not currently exist, retains a useable open yard area, and provides separation from the property line for maintenance of the building.
- II.** Said approval is subject to the following condition that the garage shall not be converted to another use other than garage.

This motion was passed and adopted on the 22nd day of January, 2014 by the Staff Hearing Officer of the City of Santa Barbara.

