



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 010-14 2105 ANACAPA STREET MODIFICATIONS MARCH 5, 2014

**APPLICATION OF BRITT JEWETT, ARCHITECT FOR BARBARA MATHEWS,
2105 ANACAPA STREET, APN: 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE)
(MST2008-00311).**

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. The prior approved project involved the demolition of the existing structures, and the construction of a new 3,339 square foot single family residence with an attached 420 square foot garage. The project requires compliance with Staff Hearing Officer Resolution No. 024-09, and Planning Commission Resolution No. 021-09. The revised project includes a new window and an increase to the height of a portion of the new dwelling by raising the finish floor level (by 6 inches) with commensurate increases in the ridge and plate heights.

The discretionary applications required for this project are:

1. Front Setback Modifications to allow one new window and an increase to the height of the dwelling within both thirty-foot front setbacks (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modifications to allow an increase to the height of the garage and the dwelling within both ten-foot interior setbacks (SBMC § 28.15.060 and SMBC § 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 15303 and 15305 (New Construction 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, February 27, 2014.
2. Site Plans

I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Front and Interior 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, because the new window substantially complies with the prior approval and will result in a reduction of openings in the front setback and the increase in height of the structures in the front and interior setbacks will facilitate better site drainage, will not exceed the prior approved maximum height, and are not anticipated to adversely impact the adjacent neighbors.

