



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 054-14 2105 ANACAPA STREET MODIFICATION OCTOBER 1, 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 9,372 net square foot project site is located on the corner of Anacapa and Padre Streets. The proposal involves revisions to a previously approved project. The revisions include an approximately six-square foot addition to the garage and minor alterations to the garage for compliance with the minimum two-car garage dimensions. The previously approved project involved the demolition of the existing structures, and the construction of a new single family residence with an attached garage and basement. The project requires compliance with Staff Hearing Officer Resolutions No. 024-09 and 010-14, and Planning Commission Resolution No. 021-09. The discretionary application required for this project is an Interior Setback Modification to allow the addition and alterations to the garage within the required ten-foot interior setback (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, September 25, 2014.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the Interior Setback Modification making the finding and determination 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 because the uniform addition to the garage will provide the minimum interior dimensions for a two-car garage for the single family residence and the minor addition to the garage is not anticipated to adversely impact the adjacent neighbors.

This motion was passed and adopted on the 1st day of October, 2014 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Kathleen Goo, Staff Hearing Officer Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for **Single Family Design Board (SFDB)** approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - 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.