



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 032-15 2465 CALLE ALMONTE MODIFICATION JUNE 24, 2015

**APPLICATION OF BRYAN POLLARD, ARCHITECT FOR GARY AND BETSY MAYER,  
2465 CALLE ALMONTE, APN: 041-411-019, E-1 (ONE-FAMILY RESIDENCE) ZONE,  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE)  
(MST2015-00244)**

The 10,454 square foot site is currently developed with a 2,837 square foot two story single family residence and an attached 672 square foot three car garage with an attached workshop. The proposed project includes a 185 s.f. addition to the master bedroom, converting the three car garage to a two car garage and expanding the workshop, and relocating the garage door to directly face the street and for a new driveway and curb cut to the garage. The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage, including a new window, within the required 30 foot front setback. (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 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 the following exhibits were presented for the record:

1. Staff Report with Attachments, June 18, 2015.
2. Site Plans

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

- I. Approved the requested Front 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 relocation of the garage door from the side of the garage to the front is appropriate because it will allow greater use of the front yard, will result in a reduction in paving in the front yard, will be consistent with the pattern of development in the neighborhood, and the alterations are not anticipated to adversely impact the neighbors or the visual openness from the street.
- II. Said approval is subject to the condition that the existing hedge and vegetation along the interior property line adjacent to the new driveway shall be shown on the building plans to comply with the provisions of SBMC Section 28.87.170.

This motion was passed and adopted on the 24<sup>th</sup> day of June, 2015 by the Staff Hearing Officer of the City of Santa Barbara.

