



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 065-15 55 CHASE DRIVE MODIFICATIONS NOVEMBER 11, 2015

#### APPLICATION OF CHRIS OTTINGER, 55 CHASE DRIVE, 015-020-010, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2015-00429)

Proposal for a 280 square foot one-story addition to an existing 2,325 square foot two-story single-family residence with an attached 487 square foot two-car garage. The project would also relocate the driveway and garage door so that the garage door faces the street with a new straight-in driveway. The existing house is non-conforming to interior setbacks on each side of the property.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the addition within the required ten foot eastern interior setback (SBMC §28.15.060 and SBMC §28.92.110);
2. Interior Setback Modification to allow the relocated garage door partially within the required ten foot western interior 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, Existing Facilities, and 15305, 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, November 5, 2015.
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 western Interior Setback Modification for the relocated garage door is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed setback encroachment is appropriate because the garage already exists and the placement of the garage door facing the street does not change the visual openness from the street.
  - B. The eastern Interior Setback Modification for the bedroom addition is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed setback encroachment for the bedroom addition is a uniform extension of the existing exterior wall, represents a small encroachment into the required setback, and would not significantly impact the adjacent neighbor.

