



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 085-16

118 SAN CLEMENTE

MODIFICATION

DECEMBER 21, 2016

**APPLICATION OF ALAN MCLEOD, ARCHITECT FOR MICHAEL LAFAYETTE,
118 SAN CLEMENTE STREET, APN: 045-212-018, E-3/SD-3, SINGLE FAMILY AND COASTAL
ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/AC)
(MST2016-00425)**

The 6,182 square foot project site is currently developed with a 1,571 square foot single-family residence and attached 382 square foot two car garage. The existing garage currently encroaches into the required 20 foot front setback. The proposed project involves moving the garage door location from the south elevation to the west elevation, adding a new curb cut, a new front planter wall and landscaping in the area of the original driveway. The existing garage will remain and no alterations are proposed to the existing, one-story residence.

The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage within the required 20 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 to 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 in favor, or in opposition, of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 15, 2016
2. Site Plans

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

- I. Approved the subject application making the finding and determination that the Front Setback 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 for easier maneuverability for vehicles accessing the garage, greater use of the front yard, and it will result in a reduction in impervious paving in the front yard. The alterations are not anticipated to adversely impact the neighbors or the visual openness from the street.

II. Said approval is subject to the following conditions:


1. The trellis and built-in barbeque must be either removed or relocated outside of the required 6 foot interior setback. If relocated, these additions and the outdoor shower must be included in the scope of work for the building permit for the project.
2. The original curb cut shall be removed and a new curb/gutter installed at the time when the new curb cut is added.

This motion was passed and adopted on the 21st day of December, 2016 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.



Julie Rodriguez, Planning Commission Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission 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. **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.
5. **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.