



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 001-17
1608 CASTILLO STREET
MODIFICATIONS
JANUARY 18, 2017

**APPLICATION OF SHEILA SIEGEL, OWNER AND AGENT, 1608 CASTILLO STREET,
APN: 027-162-020, R-4, MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-
00538)**

The 2,165 square foot site is currently developed with a 690 square-foot single family dwelling and attached 153 square-foot, one-car garage. The proposed project consists of legalizing two as-built additions. The eastern addition is proposed to be 135 square feet and would provide floor area for a bedroom and a new full bathroom. The western addition is proposed to be 28.5 square feet and would provide floor area for laundry facilities and additional storage.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow a 135 square foot addition to encroach into the eastern six-foot required interior setback in the R-4 Zone (SBMC §28.21.060.B and SBMC §28.92.110.A);
2. Interior Setback Modification to allow a 28.5 square foot addition to encroach into the western six-foot required interior setback in the R-4 Zone (SBMC §28.21.060.B and SBMC §28.92.110.A), and
3. Open Space Modification to allow the open space to be provided in the front and interior setbacks (SBMC §28.21.081.A.2 and §SBMC §28.92.100.A).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 12, 2017.
2. Site Plans

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

- I. Approved the requested Modifications making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed Interior Setback Modification for an encroachment into the eastern interior setback is appropriate because it is not anticipated to adversely affect the adjacent property due to the minor extent of the encroachment and the nearest portion of the adjacent dwelling is the garage. The proposed Interior Setback

Modification for an encroachment into the western interior setback is appropriate because the addition follows the line of the existing garage and with no new openings, the improvement is not anticipated to adversely impact the adjacent property. The Open Space Modification is appropriate because constraints due to the lot size and location of existing development make it impossible to provide the required open space in the allowed areas. With the area located in the front yard, the proposed open space will exceed the ten percent requirement and will meet the intent of the outdoor living space requirement.

II. Said approval is subject to the following conditions:

- A.** Given the substandard garage size, no plumbing fixtures, plumbing lines, washer/dryer, or storage shall be located within the interior of the garage.
- B.** The washer/dryer hookups and associated plumbing on the north exterior of the residence shall be removed as it is located within the nonconforming required Open Space.
- C.** The bedroom window within the eastern interior setback shall be removed relocated outside of the required setback, and the window within the proposed bathroom shall be a clerestory-designed window.
- D.** The abatement of all violations noted in ZIR2016-00422 shall be included in the scope of work submitted for a building permit.

This motion was passed and adopted on the 18th day of January, 2017 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 Goe, 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. **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.