



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 005-17  
1608 BATH STREET  
MODIFICATION  
JANUARY 18, 2017

**APPLICATION OF MICHAEL CHIACOS, OWNER AND AGENT, 1608 BATH STREET, APN:  
027-171-022, R-4, MULTI FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION:  
MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00434)**

The 6,250 square foot project site is currently developed with a 1,800 square foot residential duplex and detached 380 square foot two car garage. The proposed project involves converting the rear residential unit (500 square feet) to a hotel unit. No exterior changes are proposed. The project is also subject to the Tenant Displacement Assistance Ordinance (TDAO).

The discretionary application required for this project is an Interior Setback Modification to allow the conversion of residential floor area to commercial floor area within the required six-foot interior setback along the southeast property line (SBMC § 28.21.060 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 of the application, and three (3) people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 12, 2017.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Monique Leon Ward, Santa Barbara, CA.
  - b. Caroline M. Farrell, Santa Barbara, CA.
  - c. Christopher Wright, Santa Barbara, CA.

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

- I. Approved the requested Interior Setback Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance, and necessary to secure an appropriate improvement on the lot. The proposed conversion of the rear residential unit to a vacation rental in a building nonconforming to setbacks is an appropriate improvement for this neighborhood because the use is allowed in the zone and the changes are not anticipated to adversely impact the adjacent neighbors, or the visual openness from the street.

