



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 056-17 1715 OLIVE STREET MODIFICATIONS AUGUST 2, 2017

**APPLICATION OF WARNER YOUNG, ARCHITECT FOR DOROTHY GASSER,
1715 OLIVE STREET, APN 027-123-007, R-2, TWO-FAMILY RESIDENCE ZONE, GENERAL
PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE)
(MST2017-00397)**

The 3,037 square foot site is currently developed with a one-story, 1,508 square foot single-family dwelling and a 145 square foot garage shared with the adjacent property at 435 E Valerio Street. The project proposes to demolish the existing shared garage and build a new, 182 square foot, one-car garage at 1715 Olive Street.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the garage to encroach into the eastern interior setback (SBMC §28.18.060 and SBMC §28.92.110);
2. Interior Setback Modification to allow the garage to encroach into the southern interior setback (SBMC §28.18.060 and SBMC §28.92.110);
3. Distance Between Buildings Modification to allow the distance between the garage and dwelling to be less than the five foot separation between buildings on the same lot (SBMC §28.87.062 and SBMC §28.92.110); and
4. Open Yard Modification to reduce the size of the open yard area (SBMC §28.18.060 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 thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, July 27, 2017.
2. Site Plans
3. Correspondence received in opposition to or with concerns on the project:
 - a. Liz and Mike Muench, Santa Barbara, CA.

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

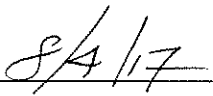
- I. Approved the subject application making the following findings and determinations:
 - A. The Southeastern Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the. The proposed garage is appropriate because the lot size and the existing development on site restricts where a conforming garage can be located. The garage is a benefit to the property as it will provide a functional, off-street parking space and is not anticipated to adversely impact the neighboring property because it is adjacent to another garage.
 - B. The Southwestern Interior 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 garage is appropriate because existing development on the small lot restricts where a conforming garage can be located. The garage is a benefit to the property as it will provide a functional, off-street parking space and is not anticipated to adversely impact the neighboring property because it is adjacent to another garage.
 - C. The Distance Between Buildings Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The Distance Between Buildings Modification to allow the garage to be located less than 5 feet from the dwelling is appropriate because the expansion of the garage is necessary to provide a functional covered, off-street parking space and there is no other option available on site to provide the garage in a conforming location.
 - D. The Open Yard 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 Open Yard Modification to allow a reduction of the nonconforming open yard is appropriate because the small site is constrained by two front setbacks, and the lot coverage of the existing development does not allow for an option that would retain the existing amount of nonconforming open yard. In addition, the decreased open yard is necessary in order to allow the applicant to provide a functional garage.
- II. Said approval is subject to the following condition:
 - A. The driveway shall be reduced to the minimum area necessary for a vehicle to access the garage, in order to maximize the amount of landscaping and/or permeable surfaces outside of the driveway area.

This motion was passed and adopted on the 2nd day of August, 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 Geer, Staff Hearing Officer 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.