



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 064-17
315 LA MARINA DRIVE
MODIFICATION
SEPTEMBER 13, 2017

APPLICATION OF JIM DAVIS, ARCHITECT FOR HEIDI SWITZER, 315 LA MARINA DRIVE, APN 045-161-004, E-3/SD-3 ZONES ONE-FAMILY RESIDENCE ZONE AND COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2017-00412)

The 5,790 square foot site is currently developed with a 1,349 square foot single-family dwelling and a 233 square foot attached one-car garage. The proposed project consists of a 250 square foot first-floor addition, a new second-floor addition of 446 square feet, the demolition of 40 square feet of existing floor area, a 311 square foot partially covered second-floor deck, widening the existing garage door, an interior remodel, and replacement of all existing windows and doors, exterior siding, and roofing materials. The 2,238 square foot proposal is 85% of the maximum allowable floor-to-lot-area ratio.

The discretionary application required for this project is a Front Setback Modification to allow the expansion of the existing garage door opening in the 20-foot required front setback and to allow a conforming second-story addition that will change the basic exterior characteristics to the existing nonconforming structure. (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 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, September 7, 2017.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the Front Setback Modification making the findings and determinations that the 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 expansion of the garage door is appropriate because it will make the garage more functional and more likely to be used for parking. The second-story addition is appropriate because it meets all zoning standards, and along with the other exterior alterations will improve the aesthetics of the property, and alterations in the front setback are not anticipated to adversely impact the visual openness of the streetscape.

