



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 018-21
20 LORINDA PLACE
MODIFICATION
APRIL 7, 2021

APPLICATION OF DAVID WATKINS, 20 LORINDA PLACE, APN 043-083-024, RS-6 (RESIDENTIAL SINGLE UNIT) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2020-00648)

The 7,199 square-foot site is currently developed with an 828-net square foot single-story, single-family residence and a 348-net square foot two-car garage. The proposed project involves the conversion of the garage into a home office. The garage is three-feet from the interior property line making it legally nonconforming to the required five-foot interior setback. The property is in the RS-6 (Residential Single Unit) Zone with a General Plan Land Use Designation of Low Density Residential.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Modification to allow the conversions of non-habitable space to habitable space within the non-conforming interior setback.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

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 and the following exhibits were presented for the record:

- A. Staff Report with Attachments, April 1, 2021.
- B. Site Plans

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

- I. Approved the subject application, making the finding that the Interior Setback Modification is consistent with the purposes and intent of the Title 30 Zoning Ordinance and is necessary to secure an appropriate improvement on the subject lot as described in Section V of the Staff Report. The conversion of the garage to habitable space will not increase or exacerbate the amount of encroachment and there are no window or doors that will be a detriment to the adjacent neighbor by increasing noise or lighting. The change would not create a significant visual impact from public view areas or negatively impact surrounding residential properties. The improvement is appropriate because the two off street parking spaces would be provided in the driveway which was supported by the Single Family Design Board.

- II. Said approval is subject to the following conditions:
- A. The Single Family Design Board shall review the front façade of subject structure to add elements to make it more street friendly and visually attractive from the public street.
 - B. The Home Occupation shall be operated in conformance with the Operational and Performance Standards contained in SBMC §30.185.200.C.
 - C. Prior to the issuance of a building permit for the conversion of the garage to the Home Occupation use the property owner shall submit a Zoning Affidavit in conformance with and pursuant to SBMC §30.185.200.B.

This motion was passed and adopted on the 7th day of April, 2021 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 Goo, Commission Secretary

April 13, 2021

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. Subsequent to the outcome of any appeal action, your next administrative step should be to apply for Single Family Design Board (SFDB) approval and then a building permit.
5. **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.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire three (3) years from the date of the approval, per SBMC §30.205.120, unless:
 - a. A building permit for the construction authorized by the approval is issued within thirty six 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.