



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 051-21 742 JUANITA AVENUE MODIFICATION NOVEMBER 17, 2021

**742 JUANITA AVENUE, ZONE: RS-15, LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE), APN: 035-102-017, PLN2021-00354 APPLICANT/OWNER: DENNIS THOMPSON / KIESLER FAMILY TRUST**

The 9,222 square-foot site is currently developed with a 1,152-square-foot 3-bedroom single-unit residence and 411-square-foot attached garage. The proposed project involves a proposal for a 236-square-foot first floor addition, and a 475-square-foot second floor addition. The proposed total of 2,274 square feet on a 9,222-square-foot lot is 65% of the maximum required floor-to-lot area ratio. The project requires Staff Hearing Officer approval of an Interior Setback Modification to allow the proposed residential addition to encroach into the required 10-foot interior setback (SBMC Table 30.20.030.A and SBMC §30.250.020).

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 in 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 support or opposition thereto, the following exhibits were presented for the record:

1. Staff Report with Attachments, November 11, 2021.
2. Site Plans

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

**I.** Approved the subject application, making the following findings and determinations:

**A. INTERIOR SETBACK MODIFICATION (SBMC §30.250.060)**

The Staff Hearing Officer finds that the 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 addition is a modest improvement on the lot, and is considered a minimal encroachment, with nominal anticipated noise or privacy issues. Based on provided feedback by the Single Family Design Board the addition is considered aesthetically compatible with the neighborhood and consistent with applicable findings and guidelines.

This motion was passed and adopted on the 17<sup>th</sup> day of November, 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

  
\_\_\_\_\_  
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.