



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 011-06

1036 E. COTA STREET

MODIFICATION

MARCH 29, 2006

APPLICATION OF EDUARDO ESPARZA AGENT FOR GLORIA GONZALES, 1036 E. COTA STREET, APN 031-242-009, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00118)

The 5,800 square foot site is located on the corner of E. Cota and Voluntario Streets. Current development on site consists of a 1,400 square foot single family residence. The proposed project involves replacement of the residence's flat roof with a pitched gable roof. The discretionary application required for this project is a Modification to permit alterations to portion of the roof currently located within the required fifteen-foot (15') front yard setback facing Voluntario Street (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2006-00118).

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

1. Staff Report with Attachments, March 29, 2006.
2. Site Plans

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

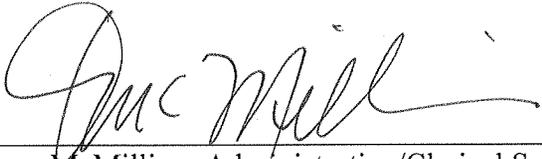
I. Approved the subject application, making the findings that the Modification request to alter the roof pitch on a non-conforming portion of the residence, is necessary to secure an appropriate improvement, is minor in nature, does not intensify the existing encroachment with an expanded foot print or additional living space, and does not violate the purpose or intent of the ordinance.

II. Said approval is subject to the to the condition that all hedges and fences, located along both front lot lines be reduced to the maximum allowable height of three and one-half feet (3 ½') in height and that the gate across the driveway be removed.

This motion was passed and adopted on the 29th day of March, 2006 by the Staff Hearing Officer of the City of Santa Barbara.

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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.



3-29-06

Deana McMillion, Administrative/Clerical Supervisor, Date
Staff Hearing Officer Secretary

THIS ACTION OF THE STAFF HEARING OFFICER CAN BE APPEALED TO THE PLANNING COMMISSION OR THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE STAFF HEARING OFFICER.