



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 015-06

2117 STATE STREET

MODIFICATION

APRIL 12, 2006

APPLICATION OF CHRIS KAY, AGENT FOR ALISON COUTTS-JORDAN, 2117 STATE STREET, APN 025-241-010, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00142)

The existing 8,000 square foot lot is currently developed with a 1,331 s.f. residence with a detached one-car garage. The proposed project involves an entry arbor, new porch steps, and a low sandstone wall around the perimeter of an existing lawn.

The discretionary application required for this project is a Modification to permit the entry arbor to exceed the 3.5 foot maximum fence height within 10 feet of the front lot line (SBMC §28.87.170) and a Modification to allow two porch steps to encroach into the required front yard setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (MST2005-00520).

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, April 12, 2006.
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. The entry arbor does not pose a safety threat, and does not block the private property from the public way visually; the two porch stairs are create a more formal entry to the house; and the two steps are a maximum of 14" tall;
 - B. The Modification is consistent with the purposes and intent of the Zoning Ordinance; and
 - C. Modification is necessary to secure an appropriate improvement on the lot.

