



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 063-06

606 CALLE GRANDE

MODIFICATION

OCTOBER 11, 2006

**APPLICATION OF WAYNE E. LABRIE FOR MATT & WENDY LABRIE, 606 CALLE GRANADA APN 053-083-012, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00430)**

The 8,700 square foot project site is located on the corner of Calle Granada and Calle Fresno. Current development on site consists of a 1,260 square foot single family residence, a detached two-car garage, and swimming pool. The property is currently undergoing a major construction/remodel which involves a new second story, front porch, and privacy fence. The discretionary application required for the project is a Modification to permit a new pool enclosure fence to exceed three and one-half feet (3 ½') in height when located within ten feet of a front lot line (SBMC §28.87.170); and, for an increase in roof pitch and a new front porch to be located within the required 20 foot front yard setback facing Calle Granada (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.

**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 the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 11, 2006.
2. Site Plans
3. Correspondence received in support of the project:  
A petition was received with nine signatures from neighbors in support of the project.
4. Correspondence received in opposition to the project:  
Kathiann Brown, 145 Vista De La Cumbre, Santa Barbara, CA 93105

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

Approved the modifications for the porch and the increase in roof pitch located in the front yard setback, making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance; and the Modification is necessary to secure an appropriate improvement on the lot.

Approved the modification for the pool enclosure fence and wall set back five feet from the property line, making the findings that the Modification is consistent with the purpose and intent of the Zoning Ordinance and the modification is necessary to secure an appropriate improvement on the lot, with the conditions outlined in the Staff Report that all vegetation along the frontage be reduced to three and one half feet in height in the City right-of-way, and that the applicant return to the ABR for approval of the new fence location.

This motion was passed and adopted on the 11<sup>th</sup> day of October, 2006 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, Staff Hearing Officer Secretary

10/13/06  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

1. 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.
2. 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.
3. Subsequent to the outcome of any appeal action you next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
4. **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.
5. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four 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 not 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.