



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 065-06

288 N. LA CUMBRE ROAD

MODIFICATION

OCTOBER 11, 2006

APPLICATION OF SYNDI SOUTER FOR WILLIS KAY AIKO, 288 N. LA CUMBRE ROAD, APN 057-320-001, E-3 ONE-FAMILY RESIDENCE/PUD 4.6 PLANNED UNIT DEVELOPMENT/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00519)

The 93,881 square foot project site is currently developed with eight (8) single family residences known as Amber Gardens. The development is served by a water well. The proposed project involves a new reverse osmosis treatment system for improved water quality. The system will be enclosed in a 192 square foot shed and screened by a ten-foot hedge. The discretionary applications required for the project are Modifications to permit the compound to be located within the required 40' interior yard setback (SBMC §28.36.075) and for a hedge to exceed the maximum height of eight-feet (8') when located within a required yard (SBMC §28.87.170).

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:

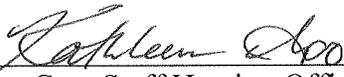
1. Staff Report with Attachments, October 11, 2006.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Tom Griffith, 3873 Fairfax Road, Santa Barbara, CA 93110

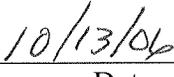
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the project, making the findings as recommended by the Staff Report to permit the compound to be located within the required 40' interior yard setback, and allow the hedge and other plant material to exceed the eight foot height limit, and finding the Modification is consistent with the purposes and intent of the Zoning Ordinance; and necessary to secure an appropriate improvement consistent with prior approvals with the condition that the applicant or homeowner must contact Manuel Romero, the City Wastewater Collection Superintendent, prior to submitting for a building permit to resolve any issues related to proposed wastewater discharge as a result of this addition to the water system.

This motion was passed and adopted on the 11th 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


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.