



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 027-07

2220 LAS ROSAS LANE

MODIFICATION

APRIL 11, 2007

**APPLICATION OF RON SORGMAN FOR KATHERINE ORTEGA TRUST,
2220 LAS ROSAS LANE, APN 025-191-014, E-3 ONE FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2007-00031)**

The 6,000 square foot project site is currently developed with a single family residence with garage below, and a detached accessory building. The proposed project involves excavation of a portion of the rear yard to match the grade adjacent to the residence. A six-foot (6') high fence, atop a four-foot (4') retaining wall, will be constructed along the boundary of the new yard. The application also includes 721 square feet of main floor additions to the residence and expansion of the existing garage to meet minimum required dimensions. The discretionary application required for the project are Modifications to permit the fence and wall to exceed the maximum allowable height of eight-feet (8') and to provide less than the required 1,250 square feet of open yard area (SBMC §29.87.170 & 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 or in opposition thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, April 4, 2007.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Bob and Barbara Irvine, 2215 Las Rosas Lane, Santa Barbara, CA 93105.
 - b. Helen Black, 2229 Las Rosas Lane, Santa Barbara, CA 93105.
4. Correspondence received in opposition to the project:
 - c. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

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

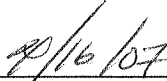
Approved the proposed project making the findings that the Modifications are necessary to secure an appropriate improvement, and consistent with the purposes and intent of the Zoning Ordinance, in that the height of the combined retaining wall and fence is necessary to create a useable open space with privacy from the uphill neighbors, and that the resulting open yard is adequate for outdoor living purposes, with an alternate plan where the open yard's reduced width is maintained at minimum 20 feet from the property line with a 70-foot wide lot.

This motion was passed and adopted on the 11 day of April, 2007 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. **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.
4. **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.