



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 028-07
1133 HARBOR HILLS LANE
MODIFICATIONS
APRIL 11, 2007

APPLICATION OF SHUBIN & DONALDSON FOR DR. AFRA GUILTY, 1133 HARBOR HILLS LANE, APN 035-314-013, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00756)

The 17,000 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves a major remodel, partial demolition, 1,200 square feet of new floor area, including conversion of the existing garage, and replacement of the required covered parking with a new two-car garage. The discretionary application required for this project are Modifications to permit a portion of the new garage and alterations to the existing residence to be located within the required interior and front yard setbacks (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 15301.

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 opposition to the project:
 - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

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

Approved the project, making the findings that the Modifications are necessary to secure appropriate improvements and meet the purpose and intent of the Ordinance by allowing cosmetic changes, not additional floor area, within required yards, except for the minimal amount necessary for providing required dimensions for required covered parking, with the condition that the garage be reduced to a twenty-foot (20') interior width, to minimize the encroachment with a 2½ foot triangle for the garage level and the understory.

This motion was passed and adopted on the 11 day of April, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

