



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 037-07
1842 OVERLOOK LANE
MODIFICATION
MAY 9, 2007

**APPLICATION OF BRYAN POLLARD FOR GREG KRUEGER, 1842 OVERLOOK LANE,
APN 015-094-018, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: 3 UNITS PER ACRE (MST2007-00104)**

The 10,060 square foot, project site is located on the corner of Overlook Lane and La Vista Grande. Current development on site consists of a 1,240 square foot, single-family residence and garage. The proposed project involves a remodel, alterations to existing, non-conforming portions of the residence, 589 square feet of first floor additions, a new patio, front porch, and deck. The discretionary applications required for this project are Modifications to permit window alterations, and a deck, patio, and front porch to be located within both required front yard setbacks, and for the addition to be located within the required open yard area (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 express concern thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 2, 2007.
2. Site Plans

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

Approved the project making the findings that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements, as the deck and yard area is provided for outdoor enjoyment in an area that is directly accessible from the residence, and the improvements in the setback are minor changes to the existing structures, and the conforming open yard area is limited due to the two front yards and the irregular shaped lot. Said approval is subject to the conditions that: 1) The second driveway, located off of La Vista Grande is removed. 2) The wall/hedge height along Overlook Lane and the legal driveway is reduced and maintained at a maximum height of 3 ½ feet.

This motion was passed and adopted on the 9th day of May 9, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

