



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 072-07

2020 EDGEWATER WAY

MODIFICATION

SEPTEMBER 12, 2007

**APPLICATION OF SOPHIE CALVIN FOR THE WINGER LIVING TRUST,
2020 EDGEWATER WAY, APN 045-100-062, E-3 ONE-FAMILY RESIDENCE/SD-3
COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS/ACRE
(MST2007-00402)**

The 7,289 square foot project site is currently developed with a 2,868 square foot single-family residence. The proposed project involves an "as-built" garden wall. The discretionary application required for this project is a Modification to permit the wall to exceed the maximum allowable height of 3 ½' when located within in ten-feet of a front lot line or within the first twenty-feet along the driveway (SBMC§28.87.170).

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 neither in favor nor in opposition thereto, and the following exhibits were presented for the record:

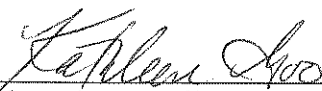
1. Staff Report with Attachments, September 5, 2007.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Richard and Barbara Tozer, 2012 Edgewater Way, Santa Barbara, CA 93109
 - b. Michael Broz, 2023 Edgewater Way, Santa Barbara, CA 93109
 - c. Casey Crawford, 2019 Edgewater Way, Santa Barbara, CA 93109
 - d. Richard and Gail Ward, 2027 Edgewater Way, Santa Barbara, CA 93109
 - e. Karen Gravenor, 110 Oliver Road, Santa Barbara, CA 93109

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

Approved the project, making the findings that the Modification of wall height is necessary to secure appropriate improvements; including driveway egress, intermittent increased wall height only at the pillars, and pedestrian and vehicular safe visibility which are consistent with the purposes and intent of the Zoning Ordinance.

This motion was passed and adopted on the 12th day of September, 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 9/17/07

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.