



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 042-10
431 VISTA DE LA PLAYA
MODIFICATION
AUGUST 25, 2010

APPLICATION OF SOPHIE CALVIN, AGENT FOR LAWRENCE FEALY, 431 VISTA DE LA PLAYA LANE, APN 035-200-028, E-3 ONE FAMILY RESIDENCE/PUD PLANNED UNIT DEVELOPMENT ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2010-00199)

The project site is located within a 13-unit Planned Unit Development. The proposed project involves the installation of an access stair from the upper level of the residence to the back yard, a barbecue area with counter, trellis, outdoor fireplace, and garden walls. The discretionary application required for this project is a Modification to permit the installations within the required 40' interior setback (SBMC §28.36.075).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 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 opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 18, 2010.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, Ca

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

I. Approved the subject application making the following findings and determinations:

The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed improvements will provide outdoor amenities, not additional floor area, for the occupants in a private area at the rear of the property without impacts to the adjacent neighbors.

II. Said approval is subject to the following conditions: 1) The applicant is to submit a request for a substantial conformance determination for the existing second-floor deck, on the east side of the residence, which was not constructed per the approved plan on file with the City. 2) The fireplace is to be gas, not wood burning. 3) The ABR shall review the proposed landscape for screening between the project site and the property to the south. 4) A Zoning Compliance Declaration shall be recorded against the property title.