



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 026-11 530 W. COTA STREET MODIFICATION JULY 13, 2011

#### APPLICATION OF MARK MORANDO, APPLICANT FOR TERRI TREVILLIAN, 530 W. COTA ST., APN 037-102-024, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00124)

Proposal for a new 4'-8" high, four-foot wide section of retaining wall adjacent to the sidewalk on the San Pascual St. property frontage and a new five-foot high wood fence along a portion of the northern property line.

The discretionary land use applications required for this project are:

1. A Modification to allow a new wall to exceed 3.5 feet in height within ten feet of the front lot line (SBMC Sections 28.87.170 & 28.92.110);
2. A Modification to allow a new fence and existing wall to exceed eight feet in cumulative height within an interior setback (SBMC Sections 28.87.170 & 28.92.110); and
3. A Modification to allow a new fence and existing wall to exceed eight feet in cumulative height within an interior setback (SBMC Sections 28.87.170 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

**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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 6, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the subject application making the finding that the requested Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The requested improvements are appropriate because they abate existing hazardous conditions resulting from steep topography and development onsite and immediately adjacent to the subject property, and the Modifications are necessary because the existing site topography necessitates the overheight retaining wall and the fence on the property lines.

