



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 022-14 2618 MESA SCHOOL LANE MODIFICATION APRIL 30, 2014

#### **APPLICATION OF JEREMY ROBERTS, ARCHITECT FOR OLE AND MONIQUE MIKKELSEN, 2618 MESA SCHOOL LANE, APN: 041-283-026, E-3 ONE-FAMILY RESIDENCE AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION (5 UNITS/AC): LOW DENSITY RESIDENTIAL (MST2013-00516)**

The 7,949 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,872 square foot, one-story residence, an attached 486 square foot two-car garage, and a detached 284 square foot shed. The proposed project involves repairs and replacement of an "as-built" six foot high wood fence along both front property lines facing Mesa School Lane and Linda Road, a proposed six foot high fence along the driveway, and a proposed eight foot high rear fence. The discretionary application required for this project is a Fence Height Modification to allow a fence to exceed 3.5 feet within 10 feet of both front lot lines and on either side of the driveway for a distance of 20 feet from the front lot line (SBMC § 28.87.170 and SBMC § 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 Section 15301 and 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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 24, 2014.
2. Site Plans

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

- I.** Approved the subject application making the findings and determinations that Fence Height Modification to allow the site fencing to exceed the maximum allowable height of 3.5 feet is consistent with the purposes and intent of the Zoning Ordinance, is not anticipated to adversely impact the adjacent neighbors or the street, and will not diminish visibility along the street frontage or for drivers of vehicles entering or exiting the property.
- II.** Said approval is subject to the condition that the landscaping in the unimproved right-of-way shall not exceed 3 feet in height as shown on the Landscape Plan.

This motion was passed and adopted on the 30<sup>th</sup> day of April, 2014 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.

  
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Kathleen Goo, Staff Hearing Officer Secretary

Date 4/30/14

**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 the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. 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.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for **Single Family Design Board (SFDB)** approval and then a building permit.
5. **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.
6. **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 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.