



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 010-06
401 W. DE LA GUERRA STREET
MODIFICATION
MARCH 29, 2006

APPLICATION OF STEVE MORI, AGENT FOR DAVE KARSCHNER, 401 W. DE LA GUERRA STREET, APN 037-071-007, R-4 HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2004-00537)

The 5,000 square foot lot, located on the corner of W. De La Guerra and Castillo Streets, is currently vacant. The proposed project involves the construction of a two-story duplex. Both units will provide an attached two-car garage.

The discretionary application required for this project is a Modification to permit the entry porch to both units to be located within the required ten-foot (10') front yard setback facing Castillo Street (SBMC §28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2004-00537).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one people appeared to speak in favor of or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 29, 2006.
2. Site Plans

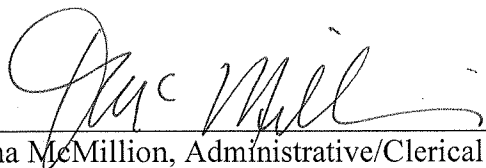
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the subject application, making the required findings that although Staff generally does not support Modifications on vacant land, these porches provide architectural and neighborhood-friendly amenities, not floor area, and therefore secure an appropriate improvement without violating the purpose and intent of the ordinance.

This motion was passed and adopted on the 29th day of March, 2006 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.

STAFF HEARING OFFICER RESOLUTION No. 010-06
401 W. DE LA GUERRA STREET
MARCH 29, 2006
PAGE 2



3.29.06

Deana McMillion, Administrative/Clerical Supervisor, Date
Staff Hearing Officer Secretary

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.