



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 012-06

2121 GARDEN STREET

MODIFICATION

APRIL 12, 2006

APPLICATION OF STEVE & TAMAR HANDELMAN, 2121 GARDEN STREET, APN 025-252-003, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2003-00748)

The 24,650 square foot project site is currently developed with a 7,500 square foot single family residence, detached storage, and a three-car garage. The proposed project involves "as-built" landscape amenities including a fountain, wall, entry pillars, and gates. The discretionary applications required for this project are Modifications to permit:

1. A fountain to be located within the required thirty-foot (30') front yard setback (SBMC §28.15.060); and,
2. Walls, entry gates, and pillars to exceed three and one-half feet (3 ½') in height, when located within ten-feet (10') of the front lot line and twenty-feet (20') back 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 (ENV2003-00748).

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

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

1. Staff Report with Attachments, April 12, 2006.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Barbara Sanchez, 328 E. Mission
 - b. Marilyn Jorgensen, 232 E. los Olivos
 - c. Suzanne Fairly-Green, 340 Old Mill Road
 - d. Thomas Alan
 - e. Susan Spieler, 1221 Garden Street
 - f. Heather Bryden, Neighbor
 - g. Patty Look Lewis

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- i. an Issuance of a Certificate of Occupancy for the use, or;
- ii. one (1) year from granting the approval.