



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 050-07

197 LOMA MEDIA

MODIFICATIONS

JUNE 20, 2007

**APPLICATION OF CHRISTINE PIERRON FOR MOLLY HOUSTON,
197 LOMA MEDIA, APN 019-261-023, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL
PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00704)**

The 10,849 square foot project site is currently developed with a 2,400 square foot single-family residence and a 2-car garage. The proposed project involves: demolition and replacement of an existing rear deck; the addition of a 424 square foot sunroom below; legalization of an "as-built" bedroom in the lower level of the residence, a new garden wall, entry pillars, and gate at the front of property; and legalization of an uncovered parking space. The discretionary applications required for this project are Modifications to permit:

The sunroom with deck above to be located within the required open yard area (SBMC §28.15.060); and,

Conversion of an existing under-story storage area to habitable space when located within the front yard setback (SBMC §28.15.060).

A garden wall, entry pillars and gate in excess of 3 1/2' in height when located within ten-feet (10') of the front lot line or for the first twenty-feet (20') back along the driveway (SBMC §28.87.170); and,

A parking space to be located within the required thirty-foot (30') front and ten-foot (10') interior yard setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

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 in opposition thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, June 13, 2007.
2. Site Plans

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

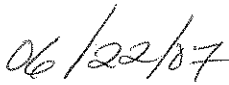
Approved the project, making the findings that the Modifications are necessary to secure appropriate improvements on site by providing relief of required yards so that indoor, outdoor, and parking improvements can be made on a slope constrained site, while meeting the purpose and intent of the ordinance by allowing improvements that are compatible to the neighborhood without impacts to adjacent neighbors. Said approval is subject to the condition that a Zoning Compliance Declaration be recorded against the properties title and that the garage be equipped with an automatic garage door to assure safe and convenient access to the required parking.

This motion was passed and adopted on the 20th day of June, 2007 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.



Kathleen Goo, Staff Hearing Officer Secretary



Date

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 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.
3. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
4. **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.
5. **NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING CONDOMINIUM CONVERSIONS) TIME LIMITS:**

The Staff Hearing Officer's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.