



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 073-07

204 LA MARINA DRIVE

MODIFICATION

SEPTEMBER 12, 2007

**APPLICATION OF THOMPSON NAYLOR ARCHITECTS FOR DOUGLAS MOORE,
204 LA MARINA DRIVE, APN 045-221-009, E-3 ONE-FAMILY RESIDENCE/SD-3
COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS
PER ACRE (MST2006-00604)**

The 6,500 square foot project site is located on the corner of La Marina and Del Mar Avenue. Existing development on site consists of a single-family residence with attached garage. The proposed project involves complete demolition of all structures on site and the construction of a 2-story residence with attached garage.

The discretionary applications required for this project are Modifications to permit new construction to be located within required front and open yard areas (SBMC §28.15.060), and to permit a fence in excess of 3 1/2' in height when located along a front lot line (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.

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 of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 5, 2007.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Joal Clayton, 134 La Marina, Santa Barbara, CA 93109
 - b. Edgar Breffith (occupant), 201 La Marina, Santa Barbara, CA 93109
 - c. Loren Colahan, 208 La Marina, Santa Barbara, CA 93109
 - d. Jocelyn Manson-Hing, 207 La Marina, Santa Barbara, CA 93109
 - e. Debra Herring, 213 La Marina, Santa Barbara, CA 93109
 - f. John S. Farr (occupant), 217 La Marina, Santa Barbara, CA 93109
 - g. Mark Rotondo, 221 La Marina, Santa Barbara, CA 93109

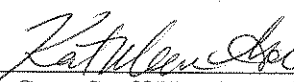
h. Jennifer Brummett, 227 La Marina, Santa Barbara, CA 93109

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

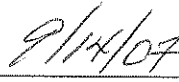
Approved the front porch encroachment on La Marina Road which does not add floor area, and the rear open yard modification due to the design constraints of a corner lot is necessary to secure an appropriate improvement, making the findings that the purposes and intent of the Ordinance are being met by requiring: a) the building encroachment along Del Mar Avenue be reduced to a 5-foot maximum; and b) the wall/fence height modification not exceed a 5-foot maximum and brought into compliance perpendicular to the end of the walkway, as necessary to secure appropriate improvement of a residential development on a vacant lot.

This motion was passed and adopted on the 12th day of September, 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 Single Family Design Board (SFDB) 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 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 not 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.

