



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 103-07
715 W. VICTORIA STREET
MODIFICATION
DECEMBER 19, 2007

APPLICATION OF CARLOS VENEGAS FOR DANIEL FIGUEROA, 715 W. VICTORIA STREET, APN 039-142-003, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2007-00583)

The 6,000 square foot project site is currently developed with a single-family residence and detached garage. The proposed project involves a roof pitch change to portions of the roof that are currently flat. The discretionary application required for this project is a Modification to permit alterations within the required fifteen-foot (15') front yard setback (SBMC §28.18.060).

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 either in favor of the application or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 12, 2007.
2. Site Plans
3. Correspondence received in opposition to the project:

Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

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

Approved the request by making the required findings that the Modification is necessary to secure an appropriate improvement of better drainage while meeting the purpose and intent of the Ordinance which is to prevent new floor areas within required yards. Said approval is subject to the removal of the existing patio cover, legalization of a storage room to habitable space, and reduction of the overheight vegetation along the front lot line to the maximum allowable height of 3½ feet.

This motion was passed and adopted on the 19th day of December, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

