



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 001-08

360 MESA LANE

MODIFICATIONS

JANUARY 16, 2008

**APPLICATION OF CAROL SUZANNA GROSS, FOR PATRICK & NINA MAHAFFEY,  
360 MESA LANE, APN 041-301-001, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL  
OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER  
ACRE (MST2007-00609)**

The 5,800 square foot project site is located on the corner of Mesa Lane and Cliff Drive. Current development on site consists of a single-family residence and garage. The proposed project involves a remodel and associated site improvements. The discretionary applications required for this project are Modifications to permit fences to exceed a maximum height of 3 ½' when located within ten-feet (10') of a front lot line or within twenty-feet (20') along the driveway (SBMC §28.87.170), and for an entry arbor, eyebrow trellis, and trash enclosure to be located within a front yard setback (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 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 or in opposition thereto, and the following exhibits were presented for the record:

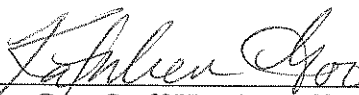
1. Staff Report with Attachments, January 9, 2008.
2. Site Plans
3. Correspondence received in opposition to the project:  
Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.


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

Approved the project by making the findings that the Modifications are necessary to secure appropriate improvement on a corner property with a Cliff Drive right of way at a higher elevation, and a garage setback of 15 feet, while meeting the purpose and intent of the Ordinance by providing privacy and usable yard areas without safety issues for the community.

This motion was passed and adopted on the 16th day of January, 2008, 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. **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.
4. **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.