



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 022-08

825 ROBLE LANE

MODIFICATION

MARCH 26, 2008

**APPLICATION OF KEN MIXON FOR MARK BELL, 825 ROBLE LANE, APN 019-252-008,  
E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER  
ACRE (MST2008-00025)**

The 8,000 square foot project site has frontage onto both Roble Lane and Loma Media. Current development on site consists of a single-family residence with attached garage. The proposed project involves 101 square feet of lower level addition, and a remodel of the existing structure that will include the addition of site stairs, replacement of the main floor deck railing, a new entry, windows, and patio. The discretionary application required for this project is a Modification to permit alterations and additions within the interior and both front a 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 either in favor of the application or opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 19, 2008.
2. Site Plans
3. Correspondence received in support of the project:  
Jim Weber, 907 Roble Lane, Santa Barbara, CA 93109
4. 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, making the findings that the Modifications being requested are necessary to secure appropriate improvements of upgrade to the existing non-conforming development, and that the purpose and intent of the Ordinance is being met by allowing minor encroachments on a lot that is constrained by two front yards and an irregular shape, which limits the amount of legal building footprint.

This motion was passed and adopted on the 26th day of March, 2008 by the Staff Hearing Officer of the City of Santa Barbara.

