



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 028-08

108 LOMA MEDIA

MODIFICATION

APRIL 9, 2008

**APPLICATION OF W. WRIGHT WATLING, 108 LOMA MEDIA ROAD, APN 019-262-011,
E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL
3 UNITS PER ACRE (MST2008-00134)**

The 29,000 square foot project site is currently developed with a single-family residence and 3-car garage. The proposed project involves a request to replace a failing retaining wall with a new concrete wall 60' in length and 12' in height. The discretionary application required for this project is a Modification to permit the wall to exceed the maximum allowable height of eight-feet (8') when located within a required yard (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 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, April 2, 2008.
2. Site Plans
3. Correspondence received in support of the project:

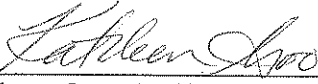
Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109

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

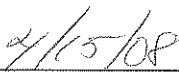
Approved the modification of a wall in excess of 8 feet in height as required by the Engineering design, making the findings that the Modification is necessary to secure an appropriate improvement on site by retaining the subject lot and providing a solution to the existing landslide situation that it meets the purpose and intent of the Ordinance to maintain a stable condition of private property without impacting the safety of the adjacent public street. Subject to a thorough review of landscape screening by the Single Family Design Board (SFDB).

This motion was passed and adopted on the 9th day of April, 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. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Single Family Design Board Consent Calendar (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.