



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 043-10
763 CASIANO DRIVE
MODIFICATION
AUGUST 25, 2010

APPLICATION OF LEE MUDRICK, 763 CASIANO DRIVE, APN 049-330-032, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00173)

The 6,634 square foot project site is currently developed with a two-story duplex and attached two-car garage. The proposed project involves the construction of a retaining wall and fence in the rear yard. The discretionary application required for this project is a Modification to permit the combined height of the wall and fence to exceed 8' when located within a required setback (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 15303 & 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 or opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 18, 2010.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Karen Clark, address not provided.
4. Correspondence received in opposition to the project:
 - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, Ca

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

Approved the subject application making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed retaining wall will allow for an expanded flat patio area for the unit with a fence on top to maintain the existing level of privacy in the yard.

This motion was passed and adopted on the 25th day of August, 2010 by the Staff Hearing Officer of the city of Santa Barbara.