



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 045-10 333 PIEDMONT ROAD MODIFICATION AUGUST 25, 2010

#### APPLICATION OF JAMES MAYO MACARI, AGENT FOR KEVIN ROACHE, 333 PIEDMONT ROAD, APN 055-153-027, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 1 UNIT PER ACRE (MST2010-00232)

The 20,908 square foot project site is currently developed with a single family residence, attached two-car garage, pool cabana, and swimming pool. The proposed project involves permitting an existing privacy wall, located along the Piedmont and Ontare Road frontages. The discretionary application required for this project is a Modification to permit the height of the "as-built" wall to exceed the maximum allowable height of 3 ½' when located within 10' of a front lot line (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 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 opposition to the project:
  - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, Ca

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

- I. Approved the subject application making the following findings and determinations:

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 Modification will allow a 5 ½ to 6' privacy wall on a corner lot, in a location that does not create a safety issue for the neighborhood.
- II. Said approval is subject to the following conditions: 1) The required design review process shall be followed and necessary building permit obtained. 2) Transportation Staff shall review the plans for landscaping on the corner of Ontare and Piedmont Roads with regard to safety.

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