



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 015-11 801 DE LA GUERRA TERRACE MODIFICATION APRIL 20, 2011

#### APPLICATION OF STEVE HARREL, AGENT FOR ALTA COMMUNITY INVESTMENT III, LLC, 801 DE LA GUERRA TERRACE, APN 031-071-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00136)

The 5,227 square foot project site is triangular shaped and abuts De la Guerra Road and De la Guerra Terrace. The site is currently developed with a single family residence and attached two-car garage. The proposed project involves a minor remodel to accommodate a new front door and entry landing on the De la Guerra Terrace frontage. The discretionary application required for this project is a Modification to allow the alterations within the required 30-foot front 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 15301 & 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 of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 13, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA.

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

Approved the subject application making the finding 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 new entry door and associated landing are minimal encroachments into the front setback and greatly improve the functionality of the existing residence without impacts to the neighborhood.

This motion was passed and adopted on the 20<sup>th</sup> day of April, 2011 by the Staff Hearing Officer of the City of Santa Barbara.

