



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 006-12 327 CONEJO ROAD MODIFICATIONS MARCH 7, 2012

APPLICATION OF RICHARD ERIC WILLIAMS, 327 CONEJO ROAD, APN: 019-050-026, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2011-00285)

The 9,464 square foot project site was previously developed with a 1,511 square foot single-family residence, which was destroyed in the Tea Fire. The proposed project consists of construction of a 2,238 square foot two-story single-family residence of modular construction and an attached 489 square foot two-car carport with an entry deck above. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five foot (35') front setback and the fifteen foot (15') interior 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 Memorandum with Attachments, March 1, 2012.
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:

- I. Approved the subject application making the following findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed changes within the required setbacks allow for a single-family residence to be replaced and for covered parking to be provided on a lot with several development constraints.
- II. Said approval is subject to the following condition that the driveway slope shall be clearly indicated on the plans to meet the required Public Works standards, subject to review and approval by Transportation Operations staff.

This motion was passed and adopted on the 7th day of March 2012, by the Staff Hearing Officer of the City of Santa Barbara.

