



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 022-12  
20 CEDAR LANE  
MODIFICATION  
JUNE 13, 2012

**APPLICATION OF ROBIN DONALDSON, 20 CEDAR LANE, APN 015-093-009, E-1 ZONE,  
GENERAL PLAN DESIGNATION: HILLSIDE LOW DENSITY RESIDENTIAL  
(MST2012-00185)**

The 10,195 square-foot site is currently developed with a one-story single family residence and attached 377 square-foot garage. The discretionary application required for this project is a Modification to enlarge the size of the front door and to install three bay windows within the 30-foot front setback (SBMC §28.15.060 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

**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, June 6, 2012.
2. Site Plans
3. Correspondence received in support of the project:
  - a. Ann and Arlie Hoenig, Santa Barbara, CA.
4. 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 Modification making the findings and determinations that it is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed window and door changes are minor in nature and are not expected to negatively impact the immediate neighborhood.
- II. Said approval is subject to the following condition:
  - A. The hedge along the front property line and along the driveway must comply with SBMC 28.87.170. Applicant must work with Public Works if the hedge is to remain within the public right of way.

