



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 040-12 454 LAS ALTURAS ROAD MODIFICATIONS OCTOBER 3, 2012

#### **APPLICATION OF JASON GRANT, ARCHITECT FOR FRED WOLF, 454 LAS ALTURAS ROAD, APN 019-282-012, E-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00133)**

The 8,722 square-foot site is currently developed with a 1,528 square foot two-story residence with an attached two-car garage. The proposed project involves a 689 square foot, two-story addition to the rear of the existing residence.

The discretionary application required for this project is a Modification to the open yard location and configuration requirements. (SBMC § 28.15.060 and SBMC § 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).

**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 one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 26, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Laurie Thrower, Santa Barbara, CA.
  - b. 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 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 open yard is appropriate because it will provide a useable open yard at the side of the residence as well as additional visual open space.
- II. Said approval is subject to the following conditions of approval:
  - A. The required open yard shall be located in the area labeled as Potential Area #1 on the site plan and expanded to include contiguous areas to the north with a dimension of no less than ten feet in width to the rear property line for a total of 1,250 square feet.

