



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 057-13 1727 SANTA BARBARA STREET MODIFICATION OCTOBER 2, 2013

APPLICATION OF KEN DICKSON APPLICANT FOR PETER AND DORIAN HIRTH, 1727 SANTA BARBARA ST, APN: 027-111-017, E-1 ONE-FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00348)

Proposal to reconstruct two seven-foot tall pillars and reinstall a pair of wrought iron gates with a maximum height of seven feet at the front property line. The development of the vacant parcel is currently being reviewed under a separate application (MST2013-00276). The discretionary application required for this project is a Wall Height Modification to allow the entry columns and gate to exceed the maximum allowable height of 42-inches (SBMC § 28.87.170 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 and 15305 (Existing Facilities and Minor Alteration to 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, September 26, 2013.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Wall Height 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 wall height is consistent with the pattern of development in the neighborhood and the widened driveway will provide improved vehicular access to the site.

II. Said approval is subject to the following conditions:

- A.** The reinstalled gates must open inward, towards the private property, and be maintained in the open position.
- B.** If the applicant chooses to install gates other than the previously removed gates, then the reconstruction of the wall, pillars, and gate shall be halted, and the applicant and/or property owner shall contact Planning Division Staff for a determination on whether the Wall Height Modifications is still valid.

