



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 082-13 1701 LA VISTA DEL OCEANO DRIVE MODIFICATIONS DECEMBER 11, 2013

APPLICATION OF ERIN CARROLL, LANDSCAPE ARCHITECT FOR VISTA OCEANO LA MESA VENTURE, LLC, 1701 LA VISTA DEL OCEANO DR., 035-480-058, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2005-00017)

The lot is approximately 16,370 square feet in size, and is located in the Hillside Design District. It is currently under construction with a new 4,517 square foot, single-family residence and associated site improvements, which were approved in 2006 (BLD2006-00399). The project involves revisions to a proposed pool and spa, and "as-built" alterations to walls along the front portion of the property.

The discretionary applications required for this project are:

1. A Modification to allow the pool to encroach into the required 15-foot front setback for pools (SBMC § 28.87.060 and SBMC §28.92.110); and
2. A Modification to the height of fences, walls, and hedges to exceed the maximum allowed height of 3½ feet within 10 feet of the front lot line and within 10 feet of the driveway for a distance of 20 feet from the front property line (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 15303.

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, one person spoke in opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 5, 2013.
2. Site Plans

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

- A.** Approved the requested Modification to allow the pool within the fifteen-foot front setback for pools making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance, because the revisions to the pool improve the site circulation and it is not anticipated to adversely impact the adjacent neighbors or the public.
- B.** Approved the requested Modification to allow the walls, fences and driveway gate elements exceed the maximum allowable height of 3.5 feet within twenty feet of the front lot line and adjacent to the driveway making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance, and is not anticipated to adversely impact the adjacent neighbors. The increased height is not anticipated to adversely impact adjacent neighbors or the street and will not

