



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 006-14 920 CAMINO VIEJO ROAD MODIFICATION FEBRUARY 19, 2014

APPLICATION OF BILDSTEN + SHERWIN DESIGN STUDIO FOR MARC & MARA DWORSKY LIVING TRUST, 920 CAMINO VIEJO RD, 015-060-047, A-2 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 2 DU/ACRE) (MST2014-00013)

The 1.15 acre parcel is currently developed with a 3,578 square foot two-story, single-family residence with an attached 468 square foot two-car garage. A building permit (BLD2013-00684) has been issued for the construction of a 532 square foot, detached accessory space, a new patio area with a pool and spa, new exterior stairs, and uncovered guest parking. The proposed project involves the construction of 134.5 linear feet of six-foot high, tubular steel fence, including a vehicular access gate and 48.25 linear feet of six-foot high black vinyl coated chain link fence along the property frontage. The discretionary application required for this project is a Fence Height Modification to allow a fence, columns, and gates to exceed 3.5 feet within 10 feet of the front lot line and on either side of the driveway for a distance of 20 feet from the front lot 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 15301 and 15305 (Existing Facilities and 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 in favor or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 13, 2014.
2. Site Plans

I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Fence Height Modification making the finding and determination that the Fence Height Modification to allow the vehicle gate and site fencing to exceed the maximum allowable height of 3.5 feet is consistent with the purposes and intent of the Zoning Ordinance, and is not anticipated to adversely impact the adjacent neighbors or the street and will not diminish visibility along the street frontage or for drivers of vehicles entering or exiting the property.

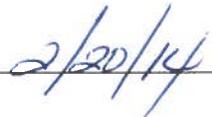
II. Said approval is subject to a condition that the vehicular gates shall be remote actuated and open inward towards the private property.

This motion was passed and adopted on the 19th day of February, 2014 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Kathleen Goo, Staff Hearing Officer Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
5. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.