



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 002-08

2420 CALLE GALICIA

MODIFICATION(S)

JANUARY 16, 2008

**APPLICATION OF STANTON & JANICE HOWELL, 2420 CALLE GALICIA,
APN 041-423-014, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2007-00518)**

The 10,000 square foot project site is currently developed with a single-family residence, attached garage, "as-built" pergola, fireplace, and counter. The proposed project involves legalization of the "as-built" structures. The discretionary application required for this project are Modifications to permit the pergola, fireplace, and counter to be located within the required ten-foot (10') interior yard setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, one person appeared to speak in favor of the application, and two people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

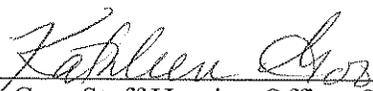
1. Staff Report with Attachments, October 31, 2007.
2. Staff Report with Attachments, January 9, 2008.
3. Site Plans
4. Correspondence received in support of the project:
 - a. Mr. Jerry Chiu, 2416 Calle Galicia, Santa Barbara, CA 93109.
 - b. Mr. Joe Blum, 2425 Calle Andalucia Santa Barbara, CA 93109.
 - c. Mr. Roland and Mrs. Carmela Jurgens, 2419 Calle Galicia, Santa Barbara, CA 93109.
 - d. Ms. Christy Roan, 2424 Calle Galicia, Santa Barbara, CA 93109.
 - e. Mr. Brian and Mrs. Dena McCague, 2412 Calle Galicia, Santa Barbara, CA 93109.
 - f. Mr. Rick and Mrs. Linda Trigueiro, 2430 Calle Galicia, Santa Barbara, CA 93109.
5. Correspondence received in opposition to the project:
 - a. Ms. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.
 - b. Mr. Victor Plana, 2421 Calle Andalucia, Santa Barbara, CA 93109.

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

Denied the "as-built" fireplace and alternative storage installations and requires removal of all permanent structures within the rear yard setback area which violate the Zoning Ordinance; and approved a joint installation of the solar trellis and solar structures necessary to secure an appropriate improvement, with the following condition that if the trellis structure is not used as a solar installation, then the trellis structure shall be removed to comply with the Zoning Ordinance.

This motion was passed and adopted on the 16th day of January, 2008 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 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.
3. **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.
4. **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 not 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.