



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 089-07

3306 CALLE NOGUERA

MODIFICATION

OCTOBER 24, 2007

APPLICATION OF DEMIAN MINJAREZ FOR HELEN BIRD,  
3306 CALLE NOGUERA, APN 053-245-006, E-2 ONE-FAMILY RESIDENCE/SD-1 & SD-2  
SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION:  
RESIDENTIAL 5 UNITS PER ACRE (MST2007-00287)

The 12,500 square foot project site is located on the corner of Calle Noguera and San Roque Road. Current development on site consists of a single-family residence, detached garage, and detached accessory space. The proposed project involves 390 square feet of first floor additions to the residence. The discretionary application required for the project is a Modification to permit alterations within both front yard setbacks and the open yard area (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**, no one appeared to speak neither in favor nor in opposition thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, October 17, 2007.
2. Site Plans

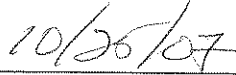
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the requests for the kitchen and master bath expansion, making the findings that the Modification are necessary to provide appropriate floor plan improvements that meet the purpose and intent of the Ordinance by being in locations that do not appear to encroach, and denies the enclosure request for the front foyer addition in that it is not an appropriate improvement.

This motion was passed and adopted on the 24th day of October, 2007 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.