



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 017-08

2506 CALLE ANDALUCIA

MODIFICATION

MARCH 12, 2008

**APPLICATION OF JYL RATKEVICH FOR KARIN AGGELER, 2506 CALLE ANDALUCIA, APN 041-421-001, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00022)**

The proposed project involves a 10,566 square foot project site which is located at the corner of Calle Andalucia and Calle Galicia. Current development on site consists of a single-family residence with an attached garage. The proposed project involves a 270 square foot accessory addition to the garage. The discretionary application required for this project is a Modification to permit the addition in the front yard facing Calle Galicia (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 either in favor of the application or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 5, 2008.
2. Site Plans
3. Correspondence received in support of the project:  
Pat and Sheryl Kelly, 2545 Calle Galicia, Santa Barbara, CA 93109
4. Correspondence received in opposition to the project:  
Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109

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

Approved the project, finding that the modification is necessary for the purpose and intent of the Zoning Ordinance with a 25-foot setback off the front property line in order to achieve an appropriate improvement of an expanded garage for storage. The garage may be expanded 5 feet to the south and 2.5 feet to the east toward Calle Galicia to maintain a minimum 25-foot setback off Calle Galicia, and to the existing 10-foot setback. Said action is subject to abatement of the existing violations of storage and hedge heights that currently exist on the property.

This motion was passed and adopted on the 12th day of March, 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.