



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 068-08
2522 CALLE GALICIA
MODIFICATION
AUGUST 13, 2008

**APPLICATION OF MARK MORANDO FOR GENE SIMPSON, 2522 CALLE GALICIA,
APN 041-423-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: 3 UNITS PER ACRE (MST2008-00341)**

The 10,431 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves moving the garage door location from the north to west elevation with new curb cut, retaining walls and landscaping. The discretionary application required for this project is a Modification to permit the garage door opening within the 30 foot front setback (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 15301.

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 opposition of the application thereto, and the following exhibits were presented for the record:

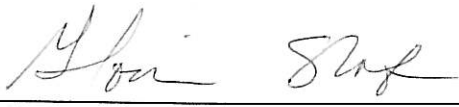
1. Staff Report with Attachments, August 7, 2008.
2. Site Plans
3. Aerial Photograph
4. Correspondence in opposition to the project from Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

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

Approved the project, making the findings that the Modification being requested is necessary to secure an appropriate improvement of relocating the garage door on an existing non-conforming garage that is consistent with the purpose and intent of the Ordinance by not adding additional floor area, increasing the intensity of use in required setbacks, or creating safety issues for the community, subject to a condition that replacement landscaping within 10 feet of the front lot line and within 10 feet of the driveway for a total distance of 20 feet from the front lot line shall be species that do not grow higher than 3 ½ feet in height.

This motion was passed and adopted on the 13th day of August, 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.



Gloria Shafer, Staff Hearing Officer Secretary

August 15, 2008
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.