

**NOTICE OF FINAL APPROVAL/
INTENT TO ISSUE A
LAND USE PERMIT**

Case No.: 06LUP-00000-00033 **Planner:** Lisa Martin **Initials** _____
Project Name: Hedrick SFD Demolition and Reconstruction
Project Address: 331 S. Arboleda Road
A.P.N.: 061-201-004
Zone District: 20-R-1



Planning & Development (P&D) *grants final approval and intends to issue* this Land Use Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

FINAL APPROVAL DATE: February 7, 2006

POSTING DATE/APEAL PERIOD BEGINS: February 8, 2006

APEAL PERIOD ENDS: February 21, 2006

DATE OF PERMIT ISSUANCE: *(if no appeal filed)* February 22, 2006

NOTE: This final approval may be appealed to the Planning Commission by the applicant, owner, or any interested person adversely affected by such decision. The appeal must be filed in writing and submitted with the appropriate appeal fees to P&D at 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 W. Foster Road, Santa Maria, CA, 93455, within (10) calendar days following the **Final Approval Date** identified above. (Secs. 35-327. & 35-489.) If you have questions regarding this project please contact the planner at 568-2032.

PROJECT DESCRIPTION SUMMARY: Demo/Rebuild SFD
See Attachment A

PROJECT SPECIFIC CONDITIONS:
See Attachment A

ASSOCIATED CASE NUMBERS: N/A

TERMS OF PERMIT ISSUANCE:

1. Posting Notice. A weather-proofed copy of this Notice/Permit, with Attachments, shall be posted by the Applicant in three (3) conspicuous places along the perimeter of the subject property. At least one notice shall be visible from the nearest street. Each copy of this Notice shall be posted on the identified **Posting Date** and shall remain posted for a minimum of ten (10) consecutive calendar days. (Secs. 35-326.3 & 35-488.3)

2. Work Prohibited Prior to Permit Issuance. No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Land Use Permit and/or any other required permit (e.g., building permit). **WARNING! THIS IS NOT A BUILDING/GRADING PERMIT.**

ATTACHMENT A CONDITIONS OF APPROVAL

This Land Use Permit is based upon and limited to compliance with the project description and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

1. Project Description

The project includes demolition of the existing ~~2,501~~ 2,347 sq. ft. single story single-family dwelling and 426 sq. ft. detached garage. A new two-story single-family dwelling will be constructed, and will consist of a 2,269 sq. ft. first floor, a 2,021 sq. ft. second floor, and a 525 sq. ft. attached garage. The maximum height of the structure will be approximately 31 feet. No vegetation or tree removal will be required for the project. Associated earth movement for excavation and recompaction of the new foundation will require less than 50 cubic yards of grading. The property is served by the Goleta Sanitary and Water Districts. The development would comply with the rear and side setbacks and would be set back between 25 and 88 feet from the edge of the right-of-way of the street.

2. All site preparation and construction activities shall be limited to the hours between 7:30 A.M. and 5:00 P.M., weekdays only. No construction shall occur on weekends or State holidays (i.e. Labor Day, Thanksgiving). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities, such as interior painting, are not subject to these restrictions.

3. New plantings shall not include the use of any exotic or invasive plant species.

4. All exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any residentially zoned or developed area.

5. All changes to the project will require Land Use Permit review by P&D for determination of consistency with zoning ordinances.

6. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to approval of Land Use Permits\Coastal Development Permits and shall spot check in the field.

7. Prior to issuance of a Land Use Permit, the applicant shall demolish the existing “tack room/workshop” or convert it to legal use.

8. Prior to issuance of a Land Use Permit, the applicant shall submit a preliminary landscape plan subject to review and approval by P&D staff. The landscape plan shall include screening trees and shrubs in the front yard setback.

9. **Indemnity and Separation Clauses:** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Land Use Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

10. **Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.