



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 044-07

1832 LOMA STREET

MODIFICATION

JUNE 6, 2007

**APPLICATION OF SOUTER LAND USE CONSULTING FOR MERRILL REYNOLDS,
1832 LOMA STREET, APN 027-071-013, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL
PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00693)**

The 6,500 square foot project site is currently developed with two (2) residential units and a one-car garage. The proposed project involves the "as-built" replacement and enlargement of the deck with trellis and stairs off the front unit. The discretionary application required for this project is a Modification to the permit the existing improvement to be located within the required fifteen-foot (15') front yard setback (SBMC §28.18.060).

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

1. Staff Report with Attachments, May 30, 2007.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Christopher J. Farley/Merrill Reynolds, 1830 Loma Street, Santa Barbara, CA 93103
 - b. Dave & Leanne Mokros, 1829 Loma Street, Santa Barbara, CA 93103
 - c. Howard & Dawn Eaton, 1815 Loma Street, Santa Barbara, CA 93103
 - d. Arthur B. Cheriez, 1809 Loma Street, Santa Barbara, CA 93103

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

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement on the site by providing outdoor usable area on a steeply sloped lot in a location that meets the purpose and intent of the ordinance by being located in an area without impacts to adjacent neighbors.

This motion was passed and adopted on the 6th day of June, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

