



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 009-09 1604 LOMA STREET MODIFICATION FEBRUARY 11, 2009

**APPLICATION OF KIERAN & AMY MALONEY, 1604 LOMA STREET,  
APN 027-152-014, E-1 ONE-FAMILY RESIDENCE/R-2 TWO-FAMILY RESIDENCE ZONES,  
GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2006-00600)**

The 10,161 square foot project site is located on the corner of Loma and California Streets. Current development on site consists of a single family residence, a detached one-car and an attached two-car garage. The discretionary application required for this project is a Modification to permit new construction within the required twenty-foot (20') 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 people appeared to speak in favor or opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 4, 2009.
2. Site Plans
3. Correspondence received in support of the project:
  - a. Charlie Calisti and Tommie Brause, 727 California St., Santa Barbara, Ca
  - b. Kevin Kemper, 1814 Cleveland Ave., Santa Barbara, Ca
  - c. Lylia and Alex Clyne, 425 E Valerio St., Santa Barbara, Ca
  - d. Howard Hawkes, 1814 Cleveland Ave., Santa Barbara, Ca
  - e. Paul and Jennifer Ortiz, 1612 Loma St., Santa Barbara, Ca
  - f. Barbara Davis, 1535 Olive St., Santa Barbara, Ca
  - g. Emily Griffin, Santa Barbara, Ca
  - h. Interested Party, 1553 Oramas Rd., Santa Barbara, Ca
4. Correspondence received in opposition to the project:
  - a. Lori Kari, Architect, 205 Santa Barbara St. Ste A, Santa Barbara, Ca

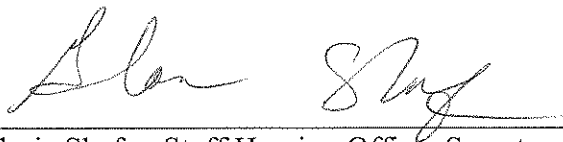
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**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:


Approved the subject application making the finding that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The increase in height is architecturally appropriate and does not result in intensification of use or impacts to the immediate neighborhood.

This motion was passed and adopted on the 11th day of February, 2009 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



\_\_\_\_\_  
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 the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. 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.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
5. **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.
6. **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 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.

