



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 034-12  
1627 LOMA STREET  
MODIFICATION  
SEPTEMBER 5, 2012

**APPLICATION OF CHRIS COTTRELL, ARCHITECT FOR RYAN AND KATHRYN ANDER, 1627 LOMA STREET, APN 027-750-002, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2011-00348)**

The 10,665 square-foot site is developed with two residential condominium units with four covered parking spaces. The proposed project involves additions and alterations to Unit 2 (1627 Loma Street) including the enclosure of a 219 square-foot lower-story deck to create a new bedroom a ten square-foot addition to the upper level, and an interior remodel. Unit 1 (1631 Loma Street) is proposed to remain unaltered.

The discretionary application required for this project is a lot area Modification to allow the addition of floor area on a property that is non-conforming to residential density (SBMC §28.87.030. & §28.92.110)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

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

1. Staff Report with Attachments, August 29, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA.

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

- I. Approved the Modification making the findings and determinations that Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition is appropriate because it is a modest addition that does not increase the building footprint beyond the existing and each of the existing condominium units has adequate parking, more than the required open yard for the entire development, and the addition is sited away from neighboring structures.
- II. Said approval is subject to the following conditions that:
  - A. The existing hedges shall be maintained in compliance with SBMC§28.87.170.
  - B. The existing trash enclosure shall be relocated out of the front and interior setbacks.

This motion was passed and adopted on the 5<sup>th</sup> day of September 2012, 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 \_\_\_\_\_ Date 9/6/12  
Kathleen Goo, Commission Secretary

**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. **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.
5. **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.