



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 017-11

121 STATE STREET

MODIFICATION

APRIL 20, 2011

APPLICATION OF AB ARCHITECTS FOR SANTA BARBARA BEACH HOUSE HOTEL, LP, 121 STATE STREET, APN 033-075-001 and -002, HRC-2/SD-3 (HOTEL AND RELATED COMMERCE/COASTAL) ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II (MST2010-00390)

The proposed project involves interior and exterior renovations of an existing hotel on a 9,962 square foot lot. Improvements include new storefront windows, doors, awnings and lighting. The existing parking lot will be improved with new landscaping planters and will be restriped to provide nine uncovered parking spaces. New trash and mechanical wall enclosures with trellis structures are also proposed. Interior alterations would reduce the number of hotel rooms from 53 to 41 under a separate permit. The discretionary application required for this project is a Modification to allow alterations within the required 20 foot front setback on State Street (SBMC §28.22.060.A.). No new floor area is proposed within the front setback.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301 and 15305.

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, April 13, 2011.
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:

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 proposed replacement of windows with doors is appropriate because these types of improvements are normal and expected on commercial storefronts, they will improve the aesthetics of the building, and cause no detrimental effects.

This motion was passed and adopted on the 20th day of April, 2011 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 4/21/11
Kathleen Goo, Staff Hearing Officer 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.