



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 048-15 103 CHAPALA STREET MODIFICATIONS SEPTEMBER 2, 2015

**APPLICATION OF JEFF GORRELL, ARCHITECT FOR 103 CHAPALA, LLC,
103 CHAPALA STREET, APN: 033-073-003, R-4/SD-3 HOTEL-MOTEL-MULTIPLE
RESIDENCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION:
HOTEL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00152)**

The 6,116 square-foot site is currently developed with a 4,444 square-foot, four-unit, three-story, apartment building, a detached 574 square-foot, four-car garage, and a detached 137 square-foot storage building. The proposed project involves demolition of 550 square feet of the existing garages, conversion of 24 square feet of garage space to detached accessory storage space, four new uncovered parking spaces, a 40 square foot entry addition for Unit #4, a new second floor balcony facing Chapala and Mason Streets, new exterior stairs, alterations to the size and location of windows and doors, removal and replacement of an existing second-story deck on the west side of the property, four new condenser units, relocating the trash area, a new trellis, new fencing and site alterations, including new landscaping. No new bedrooms will be added to the existing units. The building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. Lot Area Modification to allow new floor area that includes an entry addition and the conversion of a portion of the garage to detached accessory space for a property that is non-conforming to residential density (SBMC § 28.21.080 and SBMC § 28.92.110); and
2. Modification of the required Outdoor Living Space to allow minor additions and alterations within the non-conforming outdoor living space (SBMC § 28.21.081 and SBMC § 28.92.110); and
3. Front Setback Modification to allow a second-story deck to be located in the required 10-foot front setback, and to allow alterations including a new window in the required 20-foot front setback for the third floor of the building facing Mason Street (SBMC § 28.21.060 and SBMC § 28.92.110); and
4. Front Setback Modification to allow a second-story deck to be located in the required ten-foot front setback, and to allow alterations including new and relocated windows and doors in the required 20-foot front setback for the third floor of the building facing Chapala Street (SBMC § 28.21.060 and SBMC § 28.92.110); and
5. Rear Setback Modification to allow the conversion of a portion of a garage to accessory storage space in the required six-foot rear setback (SBMC 28.21.060 and SBMC § 28.92.110); and
6. Interior Setback Modification to allow alterations including, changes to a balcony, new and relocated windows and relocated doors to the building in the required six-foot interior setback

and in the required 10-foot, third floor interior setback (SBMC § 28.21.060 and SBMC § 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 27, 2015.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Mark Romasanta (General Manager of the Harbor View Inn, Sandpiper Lodge, Eladio's Restaurant, and State Street Coffee), Santa Barbara, CA.
 - b. Sandy Campbell & Joy Kelly, Santa Barbara, CA.
 - c. Jon Blackmore, Santa Barbara, CA.
 - d. John Hilliard, Santa Barbara, CA.

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

- I. Approved the requested Modifications, making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The addition to the building and detached accessory space are appropriate because they will not increase the number of bedrooms or the number of units on site, will allow for a separate entry for each dwelling unit, will provide a wider access for Unit 4 and will provide an area for enclosed bicycle storage. The alterations to the building are appropriate because they will allow for reuse of the existing building with minor changes to the size and location of windows and doors, will relocate the trash area outside of the required setbacks, will allow for individual private outdoor living space for all four units on site while maintaining a useable open yard area similar to what previously existed, will provide better functionality on the site and the alterations are not anticipated to adversely impact the adjacent neighbors, as described in the staff report.
- II. Said approval is subject to the following conditions:
 - A. The new second-story wrap around balcony railing shall remain open and have wrought iron railings.
 - B. The condenser units shall comply with the City's Noise Ordinance.
 - C. The applicant shall verify the distance between the existing building and adjacent property line to the west, specifically in the area of the proposed condenser units. The

proposed condenser units shall not be located within the required interior setback without further review and approval by the City.

D. The following language shall be added to the plans submitted for building permit:

“Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

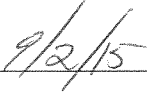
If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.”

This motion was passed and adopted on the 2nd day of September, 2015 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, 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 **Historic Landmarks Commission (HLC)** 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.