



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 091-07  
28 W. CABRILLO BLVD.  
MODIFICATIONS  
OCTOBER 24, 2007

**APPLICATION OF CEARNAL ANDRULAITIS, LLP, FOR BEACH MOTEL PARTNERS,  
28 W. CABRILLO BLVD, APN 033-102-002, HRC-1 HOTEL & RELATED COMMERCE/R-4  
HOTEL-MOTEL-MULTIPLE RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL  
PLAN DESIGNATION: HOTEL & RELATED COMMERCE (MST2007-00276)**

The proposed project involves conversion of an existing 1,812 square foot hotel conference room to a guest spa and 668 square feet of exterior improvements including a new Jacuzzi spa and privacy wall at an exiting patio at the Harbor View Inn.

The discretionary application required for this project are Modifications to permit:

1. A privacy wall, hedge, fence and gate to exceed the maximum required 3 ½' in height when located within ten-feet (10') of a front lot line (SBMC § 28.87.170); and,
2. A Jacuzzi to be located within fifteen-feet (15') of a front lot line (SBMC §28.87.060); and,
3. The installation of a new door to a portion of the building located with the required thirty-foot (30') front yard setback (SBMC §28.21.085)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

**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 neither in favor nor in opposition thereto, and the following exhibits were presented for the record:


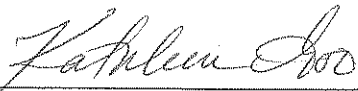
1. Staff Report with Attachments, October 17, 2007.
2. Site Plans

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

Approved the project, making the findings that the Modifications being requested are necessary to secure an appropriate improvement of spa facilities for the hotel, and are consistent with the purpose and intent of the Ordinance, because there would be adequate separation from the spa and the street.

This motion was passed and adopted on the 24th day of October, 2007 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 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.
3. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Historic Landmarks Committee (HLC) approval and then a building permit.
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 not 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.