



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 014-09
201 W. MONTECITO STREET
MODIFICATION
FEBRUARY 25, 2009

APPLICATION OF DESIGN ARC FOR 201 W. MONTECITO ST. LLC, 201 W. MONTECITO STREET, APN 033-032-006, C-2 COMMERCIAL/R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL/HOTEL & RESIDENTIAL (MST2008-00233)

The 16,485 square foot project site has frontage on West Montecito Street and Los Aguajes Avenue. Current development on site consists of a 12,700 square foot warehouse and thirteen parking spaces. The proposed project involves window and door alterations/additions to all four sides of the building, an equipment enclosure on the ground floor, and reducing the parking on site to nine spaces. Half of the building is located within the R-4 Zone which requires double setbacks for non-residential uses in a residential zone. The discretionary applications required for this project are Modifications to permit alterations within the required twenty-foot (20') front and twelve-foot (12') interior yard setbacks (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 15301.

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

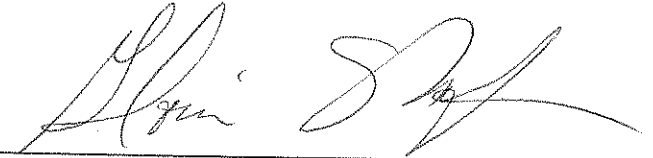
1. Staff Report with Attachments, February 18, 2009.
2. Site Plans
3. Correspondence received expressing concerns of the project:
 - a. Paula Westbury, 650 Miramonte Drive
 - b. W. P. Van Horn, 40 Walnut Lane

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

Approved the subject application making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvement on the lot. The window and door changes are a part of the remodel that will allow the continued use of the structure as a warehouse without intensifying or changing its use.

This motion was passed and adopted on the 25th 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

2-27-2009
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.