



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 003-14
1919 CLIFF DRIVE
MODIFICATION
JANUARY 22, 2014

APPLICATION OF GHAZWAN AKRAA ARCHITECT FOR ILHAM AKRAA, 1919 CLIFF DRIVE, APN: 045-015-013, C-P LIMITED COMMERCIAL, R-2 TWO-FAMILY RESIDENCE AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION (15-27 DU/ACRE): COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2013-00112)

The 10,169 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,144 square foot restaurant building with 864 square feet covered and screened exterior patios. The project includes alterations to the existing building to enclose the existing covered patio areas, resulting in the creation of new floor area, which is proposed to be a dry storage room. The 2,008 square foot restaurant is proposed to have 36 seats. The discretionary application required for this project is an Interior Setback Modification to allow additions and alterations to the existing building within the required 11'-3" interior setback (SBMC § 28.54.060 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.

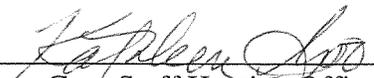
WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 16, 2014.
2. Site Plans

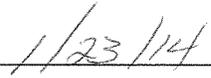
I. NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the requested Interior Setback Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition and alterations are appropriate because the changes will not increase the buildings footprint and will result in fewer openings within the required setback. The alterations are not anticipated to adversely impact the adjacent properties.

This motion was passed and adopted on the 22nd day of January, 2014 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 **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.