



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 026-14
525 E. MICHELTORENA STREET
MODIFICATION
MAY 14, 2014

**APPLICATION OF ED DEVICENTE, ARCHITECT FOR PB MICHELTORENA, LLC,
525 E MICHELTORENA STREET, APN 027-260-031, R-4 MULTI-FAMILY RESIDENTIAL
ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27
DU/ACRE) (MST2013-00461)**

The 0.53-acre site is currently developed with 12,100 square foot, three-story nonresidential building. The proposed project involves alterations and site improvements including a façade remodel, covered entry, entry stairs, and exterior patio. The project also includes accessibility upgrades to provide accessible parking, ramps, and reconfiguration of the front stairs to accommodate an accessible lift at the front of the building. The discretionary application required for this project is a Front Setback Modification to allow alterations to the existing no residential building located within the required 30' front setback. (SBMC § 28.21.060, SBMC § 28.21.085, 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, May 8 2014.
2. Site Plans
3. Correspondence received in opposition to or with concerns on the project:
 - a. Charles DeLisle, Santa Barbara, CA.


NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer approved the Front 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 appropriate improvements on the lot, and to provide improvements to an existing building in order to provide reasonable accommodations to individuals with disabilities. The proposed accessible upgrades and façade remodel are appropriate because improvements that will not result in additional square footage within the required setback, provide increase accessible circulation, and are not anticipated to adversely impact the visual openness of the public street frontage.

This motion was passed and adopted on the 14th day of May, 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.