



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 033-15

331 W. COTA STREET

MODIFICATION

JUNE 24, 2015

APPLICATION OF THOMPSON NAYLOR ARCHITECTS INC. FOR CASTAGNOLA FAMILY RESIDUAL TRUST, 331 W. COTA STREET, APN: 037-152-032, R-4, HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL/ PRIORITY HOUSING (28-36 DU/ACRE) (MST2015-00112)

The 11,674 square foot site is currently developed with an existing two-story 3,556 square foot four-unit apartment building and eight uncovered parking spaces. The existing apartment building is comprised of three (3) two-bedroom units (Units A, B, & C) and one (1) one-bedroom unit (Unit D). The proposed project involves the construction of 235 square feet of ground floor additions to Unit A. The proposal results in small additions to the living room and bedroom one, and a remodel of the existing bedroom to provide a new closet and bathroom. The proposal will not increase the number of bedrooms, and no alterations are proposed to Units B, C, & D. Other site alterations include the relocation of the stone steps in the front stone wall and restoration of the wall, partial demolition and relocation of the concrete walkway, a new 148 square foot deck with trellis at the front elevation, new entry landing and steps, replacement of the existing mailbox, gate and fence, and landscaping alterations. The discretionary application required for this project is an Interior Setback Modification to allow an addition within the required six foot interior setback (SBMC § 28.15.060 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, June 18, 2015.
2. Site Plans

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 is appropriate because of the location of the existing development on site, because it will allow for an expansion to the apartment building that maintains the existing neighborhood character, and the addition is not anticipated to adversely impact the adjacent neighbor.

This motion was passed and adopted on the 24th day of June, 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 **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.