



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 080-16
3344 STATE STREET
MODIFICATIONS
DECEMBER 7, 2016

**APPLICATION OF AB DESIGN STUDIO, INC., LAURALEE BOYLE, ARCHITECT FOR
EVERQUEST LODGE INC., 3344 STATE STREET, APN: 053-324-014, C-2/SD-2
(COMMERCIAL) AND SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN
DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE)
(MST2016-00280)**

The proposed project is for additions and alterations to an existing non-conforming two-story, 8,304 square foot motel on a 27,443 square foot parcel. The proposed improvements include a 985 square foot lobby addition which will house a new breakfast counter, dining area, preparation kitchen, restroom and an upper roof deck for guest dining. The work will also involve exterior renovations, including new doors, windows, building siding, and roofs throughout the buildings, a new inner courtyard with an exterior fireplace, a new pool and spa enclosure and replacement of hardscape elements, walls, fencing, pool equipment enclosure, pool coping, trash enclosure, trellises, planters, and parking lot paving. Also proposed are new walkways, curb cuts, parking lot restriping, bicycle parking, an ADA ramp, and permeable paving. Two 30' tall Queen Palm trees will be removed, as well as a four-trunk 15' tall King palm tree. This project also addresses zoning violations identified in Enforcement Case ENF2013-01400, requiring the conversion of the garage and a portion of the manager's unit back to their original uses.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations to the existing non-conforming building located within the required 20-foot front setback along Amapola Street (SBMC §28.45.008, SBMC §28.87.030 and SBMC §28.92.110).
2. Front Setback Modification to allow additions and alterations to the existing non-conforming building located within the required 20-foot front setback along State Street (SBMC §28.45.008, SBMC §28.87.030 and SBMC §28.92.110).
3. Parking Modification to allow 30 parking spaces to be provided, instead of the 32 required parking spaces (SBMC § 28.90.100 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 Sections 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, December 1, 2016.
2. Site Plans

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


- I. Approved the subject application making the following findings and determinations:
 - A. The project qualifies for an exemption from further environmental review under the California Environmental Quality Act Guidelines Section 15183, "Projects Consistent with a Community Plan or Zoning," based on the CEQA certificate of determination on file for this project.
 - B. The Front Setback Modification to allow an addition and alterations within the front setback of State Street is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed alterations and lobby/dining room addition will be an upgrade to the property that will improve the aesthetics of the site and facilitate the visitor-serving use by providing a desirable environment for visitors. Additionally, the addition is not anticipated to have a negative effect on openness from the street, as it is located seven feet farther away from State Street than the existing non-conforming building.
 - C. The Front Setback Modification to allow alterations within the front setback of Amapola Drive is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations will be an upgrade to the property that will improve the aesthetics of the site and facilitate the visitor-serving use by providing a desirable environment for visitors.
 - D. The Parking Modification is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in demand for off-site parking, based on a parking demand study, approved by City staff, which determined that the project's parking demand would be adequately met by the 30 spaces proposed.
- II. Said approval is subject to the following condition that the removal of any existing tree(s) within the front setback shall be reviewed and approved by the Parks and Recreation Department prior to Final Approval by the Architectural Board of Review. If the removal of any said trees is not approved by the Parks and Recreation Department, the site plan shall be altered so as to preserve said trees.

This motion was passed and adopted on the 7th day of December, 2016 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.



Krystal M. Vaughn Commission Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission 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.