



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 002-17  
203 CHAPALA STREET  
MODIFICATION  
JANUARY 18, 2017

**APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR 203 CHAPALA STREET LLC,  
203 CHAPALA STREET, APN 033-041-001, R-4/SD-3 ZONE, LOCAL COASTAL PROGRAM  
LAND USE PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2007-00634)**

The proposed project involves minor alterations to the approved seven unit, three story residential condominium building currently under construction. The alterations consist of minor changes to the roof, an open deck, windows, new doors, and a new mirador style bay window on the second story of the north elevation. This structure is on the City's List of Potential Historic Resources.

The discretionary application required for this project is: An Interior Setback Modification to allow the proposed mirador window to encroach into the required northern interior setback. (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, Existing Facilities, and 15305, 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 11, 2017.
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 necessary to secure an appropriate improvement on the lot. The proposed Rear Setback Modification for the window encroachment into the northern rear setback is appropriate because it enhances the appearance of the building, it will not adversely affect the adjacent properties due to the minor extent of the encroachment and the distance to development on the adjacent properties.

This motion was passed and adopted on the 18<sup>th</sup> day of January, 2017 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 **Historic Landmarks Commission (HLC)** 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.