



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 012-17
202 W. CABRILLO BOULEVARD
MODIFICATION
MARCH 1, 2017

APPLICATION OF JOE ANDRULATIS, ARCHITECT FOR HHM HOSPITALITY, 202 WEST CABRILLO BLVD, APN: 033-092-008, HRC-1/SD-3, OCEAN RELATED COMMERCIAL AND COASTAL ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH RESIDENTIAL (15-27 UNITS/ACRE) (MST2016-00173)

The 25,812 square foot project site is currently developed with a two-story, 13,562 square foot hotel known as the Hotel Milo. The proposed project is for an “as-built” canopy located at the front entrance of the hotel along West Cabrillo Boulevard. The unpermitted conversion of a storage room to a new unit and the violations identified in ENF2016-00235 will also be addressed.

The discretionary application required for this project is for a Front Setback Modification to allow the canopy to encroach into the required 20 foot front setback (SBMC §28.22.060 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 to 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:

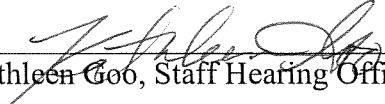
1. Staff Report with Attachments, February 23, 2017.
2. Site Plans

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


- I. Approved the requested 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 an appropriate improvement on the lot. The “as-built” entrance canopy is appropriate because it provides a protective entry and a desirable environment for visitors without detracting from the waterfront area’s desirability as a place to visit
- II. Said approval is subject to the condition that the abatement of all violations noted in BLD2015-00432 shall be included in the scope of work submitted with the application for a building permit for this project.

This motion was passed and adopted on the 1st day of March, 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 Geo, 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.