



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 042-17
1232 DE LA VINA STREET
MODIFICATION
JUNE 21, 2017

**APPLICATION OF JUSTIN VAN MULLEM, AGENT FOR THE CITY OF SANTA BARBARA,
1232 DE LA VINA STREET, APN 039-172-005, PR, PARKS AND RECREATION ZONE,
GENERAL PLAN DESIGNATION: PARKS/OPEN SPACE (MST2016-00489)**

The 0.8-acre site is currently developed with a one-story, 4,189 square foot structure. The facility provides two large multi-purpose rooms, two offices, restrooms and a warming kitchen. Also on site is an existing parking lot shared by two adjacent City-owned parcels (Spencer Adams Park and Twelve 35 Teen Center). The proposed project consists of minor exterior building and site changes to the existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing two new trellis structures located at the entry and courtyard, a new 6-foot tall wrought iron fencing to enclose a courtyard, and for a new accessible ramp and steps for courtyard access. The project includes the relocation of the primary entry from De La Vina Street to the north elevation facing the parking lot, the removal of the entry steps and site path and installation of balcony railing at the De La Vina Street entrance. New landscaping, site lighting, and interior alterations are also proposed.

The discretionary application required for this project is an Interior Setback Modification to allow the proposed courtyard trellis structure to be located within the required 10-foot Interior Setback (SBMC § 28.37.040 and § 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).

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 in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 15, 2017.
2. Site Plans

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

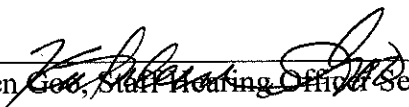
- I. Approved the Interior Setback Modification making the following findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed exterior alterations will enhance the Louise Lowry Davis Center as a public resource. The courtyard trellis is appropriate because it will be constructed in the approximate location of a previous trellis and will not be perceived as an encroachment by the adjacent properties, because the adjoining

property is also park property. Additionally, the trellis will create a designated seating area for the facility and will serve to define the courtyard space as well as provide protection from sun and heat.

- II. Said approval is subject to the following condition that the project shall be reviewed by the City's Urban Historian prior to issuance of any permits for demolition or significant alterations.

This motion was passed and adopted on the 21st day of June, 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  Secretary _____ Date 6/27/17

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 **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.