



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 059-17
232 NATOMA AVENUE
MODIFICATIONS
AUGUST 30, 2017

APPLICATION OF JAMES LECRON, ARCHITECT FOR ALAN BULLOCK, 232 NATOMA AVENUE, APN 033-062-022, R-4/SD-3 HOTEL-MOTEL MULTIPLE RESIDENCE ZONE AND COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: HOTEL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00427)

The 17,680 square foot site is currently developed with an 18-unit hotel with a lobby, office, laundry room, guest lounge, a two-bedroom manager's apartment, and a 19-space parking lot with a trash enclosure. The proposed project involves the expansion of an existing 48 square foot patio resulting in a 240 square foot on-grade concrete slab to be used as outdoor dining for the hotel guests. The property is located in the non-appealable jurisdiction of the Coastal Zone.

The discretionary applications required for this project is a Front Setback Modification to allow the patio with to encroach into the required 20-foot front setback (SBMC §28.21.060, §28.21.085 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, August 24, 2017.
2. Site Plans

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

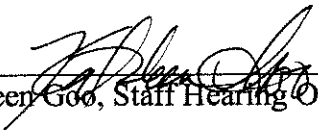
- I. Approved the Front Setback Modification making the finding and determination that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed patio expansion for outdoor dining is appropriate because it would provide a desired amenity for hotel guests that would enhance the use, and is consistent with the pattern of development in the neighborhood. Additionally, it is not anticipated to have a negative impact on the streetscape.

II. Said approval is subject to the following conditions:


1. Provide a wrought iron railing around the proposed seating area to prohibit access to the proposed seating area from the public street. Per SBMC§28.21.030.B.2, the area shall only be used by hotel occupants. Said railing is subject to the review and approval of the Historic Landmarks Commission.
2. Correct the location of the hedge adjacent to the northeast side of the driveway. Said hedge shall be trimmed and maintained to not exceed the height limit established in SBMC§28.87.170.
3. Remove the vending machine from the property that is located within the hedged in area in the front setback of Natoma Avenue (indicated as "Not to be used as occupied area" on the site plan). Exterior vending machines are not allowed within the El Pueblo Viejo District per SBMC§22.70.095.
4. For the area located within the Natoma Avenue required front setback noted on the plans as "Not to be used as occupied area," the tables, chairs, ashtray cans, etc. shall be removed and the area shall not be used as occupied area.

This motion was passed and adopted on the 30th day of August, 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 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.

