



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 072-17
215 CASTILLO STREET
MODIFICATION
DECEMBER 6, 2017

APPLICATION OF ANDREW ROTEMAN, ARCHITECT FOR LEON AND JOYCE LUNT, 215 CASTILLO STREET, APN 033-022-021, R-4/SD-3 ZONES (HOTEL-MOTEL MULTIPLE RESIDENCE ZONE/COASTAL OVERLAY ZONE), LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2017-00369)

The 15,750 square foot site is currently developed with a 15-unit apartment complex and 20 on-site parking spaces. The proposed project involves restriping the parking lot to return the lot to its permitted number of parking spaces (19) and legalizing the “as-built” configuration of those spaces, legalizing the “as-built” removal of parking lot planters, removal of a wooden storage shed that encroaches into the required interior setback, and permitting a new location of the on-site trash bins. An Administrative Review of Minor Exceptions for Fences is required for an “as-built” wood fence to exceed 42 inches along the front lot line at Wilson Street and along the first 10 feet of the interior lot line from the intersection of the front lot line. The project was previously reviewed by the Historic Landmarks Commission and received Project Design Approval and Final Approval on July 26, 2017 without the required Modification.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Outdoor Living Space Modification to allow a reduction in the approved open yard to less than 10% of the total lot size (SBMC §28.21.081 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 (Existing Facilities), 15304 (Minor Alterations to Land), 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 either 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, November 27, 2017.
2. Site Plans

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

- I. Approved the Outdoor Living Space 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 proposed Outdoor Living Space Modification is necessary given the constrained narrow lot, location of existing development, and the City Standards for Parking Design Guidelines. Although the open space will be reduced at the rear of the site, the existing landscaping within the front yard of Castillo Street will remain unchanged.

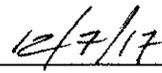
- II. Said approval is subject to the following conditions:
 - A. Study maintaining and providing additional landscaping in the rear parking area with Transportation Staff and the Historic Landmark Commission to break up the expanse of paving and to provide infiltration areas.
 - B. The new trash area shall be secured with a physical barrier to prevent this area being used for parking.
 - C. The project shall return to the Historic Landmarks Commission and received a Minor Zoning Exception for the as-built fence within 10 feet of the front property line of Wilson Street.

This motion was passed and adopted on the 6th day of December, 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.