



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 004-18

2904 STATE STREET

MODIFICATION

JANUARY 31, 2018

APPLICATION OF DWIGHT GREGORY, AGENT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 2904 STATE STREET, APN 051-132-015, R-MH/USS ZONES (RESIDENTIAL MULTI-UNIT AND HOTEL/UPPER STATE STREET AREA OVERLAY ZONE), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00630)

The 8,527 square-foot site is currently developed with an 8-unit residential building; seven units are operated by Willbridge as transitional housing for formerly homeless individuals, the eighth unit serves as an office and unit for an on-site manager. The proposed project involves legalizing bar sinks in the seven residential units and legalizing an "as-built" addition of a laundry room and storage area in the interior setback, approximately 80 square feet in size. Building maintenance work is also proposed, to include: roof shingle replacement; door and window replacement in the existing openings; replacing rain gutters as necessary; re-painting the exterior of the building in the same color; replacing all water tanks with tankless water heaters; repairing lumber rot; replacing electrical, mechanical, and plumbing systems as necessary to bring up to current code compliance; removing wood siding and replacing with stucco; and replacing blue fabric awnings as necessary. Site maintenance is also proposed, including hedge trimming within ten feet of the driveway to be no taller than three and a half feet and restriping the parking lot to include seven standard parking spaces.

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

1. Interior Setback Modification to allow the "as-built" 80 square foot addition of a laundry room and storage room in the interior setback (SBMC §30.20.030.B and SBMC §30.250.030.B).

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

1. Staff Report with Attachments, January 22, 2018
2. Site Plans


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

- I. Approved the Interior 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 proposed laundry and storage rooms are appropriate because they provide an amenity for the existing, affordable transitional housing to assist the formerly homeless residents gain additional independence. In addition, the windows within the interior setback on the storage and laundry rooms will be inoperable, the access door to the storage room will be relocated to the north elevation of the storage room, and access to this area is controlled through locked gate/doors thereby reducing potential adverse effects to the adjacent property.


- II. Said approval is subject to the following conditions:
 1. Within 30 days of the Staff Hearing Officer's action, both dog kennels, the canvas tent, all miscellaneous loose items, junk, and rubbish as well as the trailer shall be removed from the required setbacks and parking lot area. Compliance with the condition shall be shown on the plans submitted for a building permit for this project.
 2. The windows within the as-built laundry and storage rooms shall be inoperable.
 3. The door to the as-built storage room shall be relocated to the north side of the storage area.
 4. The laundry room shall be open for use by the residents between the hours of 7:00 a.m. and 10:00 p.m. only.

This motion was passed and adopted on the 31st day of January, 2018 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 **Architectural Board of Review (ABR)** 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.