City of Santa Barbara
California

STAFF HEARING OFFICER
STAFF REPORT

REPORT DATE: September 16, 2009

AGENDA DATE: September 23, 2009

PROJECT ADDRESS: 401 W. De La Guerra
781 Castillo Streets (MST2009-00169)

TO: Staff Hearing Officer

FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Suzanne Riegle, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of the conversion of a duplex currently under construction to two (2) residential condominium units. The addresses of the two units are 401 W. De la Guerra St. and 781 Castillo St. The two-story duplex is approximately 2,391 square feet in size, on a 5,000 s.f. lot. The residence at 401 De la Guerra is 1,275 s.f. two-bedroom residential unit with an attached 434 s.f., two-car garage. The residence at 781 Castillo Street is 1,116 s.f., two-bedroom residential unit with an attached 404 s.f. garage.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC 28.88).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.

APPLICATION DEEMED COMPLETE: August 5, 2009
DATE ACTION REQUIRED PER MAP ACT: September 24, 2009

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	David Karschner	Property Owner:	David Karschner
Parcel Number:	037-071-007	Lot Area:	5,018 square feet
General Plan:	Residential 12 units/acre	Zoning:	R-4
Existing Use:	Residential	Topography:	4% flat
Adjacent Land Uses:	Multi-family Residential in all directions		

B. PROJECT STATISTICS

	401 W De La Guerra	781 Castillo Streets
Living Area	1,275 sq. ft.	1,116 sq. ft.
Garage	404 sq. ft.	434 sq. ft.
Storage space	218 cubic feet	246 cubic feet

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing
Setbacks -Front -Interior -Rear	 10 feet 6 feet 6 feet first floor 10 feet second floor	 7.5 feet* 6 feet 10 feet
Building Height	45' max. height	24' 10'
Parking	1-1/2 space/unit	2 car garage/unit
15% Open Space	750 sq. ft. One area must be 20' x 20'	913 sq. ft. One area meets 20' x 20' req.
Lot Coverage -Building -Paving/Driveway -Landscaping	 N/A N/A N/A	 2,206 44% 1,425 28.4% 1,387 27.6%
Private Storage Space	200 cu. ft./unit	> 200 cu. ft / unit
Density	2 bed- 2,380 s.f. of lot area per unit	2,380 s.f. 2,380 s.f. 4,760 s.f

The proposed project would meet the requirements of the R-4 Zone, with the exception of the existing porches which received a modification to encroach into the required front setback as described in Section VI below.

The outdoor living space provided is consistent with SBMC Section 28.21.081. The residential development would be subject to the density requirements of the R-4 Multiple Family Residential Zones, which allow 12 dwelling units to the acre. However, the General Plan Land Use and Housing Elements recognize that, in zones where variable density standards apply, development may exceed the limit of 12 units per acre without causing an inappropriate increase in the intensity of activities. The proposed projects would result in a density of

approximately 17 units per acre, which, based on the above discussion, would be consistent with the Land Use and Housing Elements of the General Plan.

VI. PROJECT HISTORY

The property was developed with a two-story duplex, which received approval of a Modification to allow the front porches to encroach into the required 10 foot front setback along Castillo Street on March 29, 2006. The property was reviewed by the Architectural Board of Review and received approval on January 22, 2007. The project is under construction under building permit #BLD2007-00279, which was issued in December 2007. Construction is nearing completion and a Certificate of Occupancy has not been issued.

VII. ISSUES

A. DESIGN REVIEW

This project was reviewed by the ABR once on June 29, 2009 (meeting minutes are attached as Exhibit D). The ABR made the following findings: a) The unit design creates a sense of separate identity and individuality. b) The entries are easily identifiable and functional. c) Open space is designed to be useable, defensible and safe. d) Special consideration should be given to privacy issues in project design. e) The project is appropriate in scale.

B. GENERAL PLAN

Before an application for condominium conversion can be approved, it must be found consistent with the City's General Plan. Based on staff's analysis, the proposed subdivision is consistent with the plans and policies of the City of Santa Barbara.

Land Use and Housing Elements

The project site is located in an area recognized by the Land Use Element of the General Plan as the West Downtown. The West Downtown neighborhood is bordered on the north by Sola Street; on the south and west by Highway 101; on the east by De La Vina, Ortega and Chapala Streets. The west Downtown contains extensive commercial as well as residential uses. Older homes have been converted into relatively low-density apartments. In addition new apartment complexes are replacing older single-family houses as west Downtown continues in transition to higher density residential and commercial uses. Increased commercial activity has occurred in the eastern portions of the area, primarily on Chapala and Carrillo Streets. Since it is in close proximity to the downtown business and shopping area, the General Plan considers West Downtown to be appropriate for apartment development, and allows twelve dwelling units to the acre. The entire neighborhood is zoned for multiple-unit development or commercial uses (R-3, R-4, or C-2), even though substantial portions are currently occupied by single-family homes.

Neighborhood Compatibility

In accordance with Housing Element Policy 3.3, which requires new development to be compatible with the prevailing character of the neighborhood, the proposed building would be

compatible in scale, size and design with the surrounding neighborhood. The surrounding neighborhood is comprised of a mix of residential uses and architectural styles. The project is proposing no changes to the site. The two residences have their own identity established by separate driveways and siting on the lot to locate entries to the street frontage at which they are addressed.

C. PHYSICAL STANDARDS FOR CONDOMINIUM CONVERSIONS

The project meets all of the minimum physical standards for condominium conversions as outlined in SBMC§ 28.88.040. The minimum physical standards include: separate utility meters, 200 cubic feet of private storage space per unit, provide two covered parking spaces per unit, separate laundry facilities, and adequate useable open space. Since the building are under construction and have not yet received a Certificate of Occupancy, all appliances are new and are considered to have a useful of longer than 5 years.

D. INCLUSIONARY HOUSING ORDINANCE

On May 12, 2009 the City's Inclusionary Housing Ordinance (IHO) was revised to apply to residential subdivision projects of 2 through 9 units. Prior to this revision, the IHO only applied to projects of 10 or more units. The new requirements apply to all ownership housing projects and lot subdivisions of 2 – 9 units or lots that receive approval from the Staff hearing Officer or Planning Commission after May 12, 2009. Condominium conversion projects are subject to the IHO but apartment projects (where the units may not be sold separately) are not.

All residential subdivision projects of 2 through 9 units or lots (including condominium conversion projects) must pay an inclusionary housing fee. Unlike the inclusionary requirements for projects of 10 or more units, there is no requirement that these smaller projects provide an affordable unit, and there is no entitlement to a density bonus if an affordable unit is included by choice as an alternative to paying the inclusionary housing fee.

The inclusionary housing fee for smaller projects is currently $18,000 per unit or lot. This is equal to 5% of the "in-lieu fee" specified in the IHO. An inclusionary housing fee of $36,000 must be paid prior to the issuance of a building permit. This fee amount will be in effect until it is recalculated in March, 2010. The IHO does provide for some exemptions allowing for reduced calculations of fees but the exemption applies to new construction only and not the condominium conversion process.

E. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301, Existing Facilities, for the division of existing multiple-family residences into common interest ownership.

VIII. FINDINGS

The Staff Hearing Officer finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

The proposed Tentative Map to convert two existing residential units into condominiums is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development; the project is consistent with the provisions of the Municipal Code and the General Plan; and the proposed use is consistent with the vision for this neighborhood of the General Plan as shown in Sections V and VI.C. above. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

B. CONDOMINIUM CONVERSION (SBMC §28.88.120)

1. All provisions of the Condominium Conversion Ordinance are met, as described in Section VII.C., and the project will not be detrimental to the health, safety, and general welfare of the community as indicated in the Zoning Consistency chart in Section V and VII.B. above.
2. The proposed conversion is consistent with the General Plan of the City of Santa Barbara and with the density requirement of its Land Use Element as discussed in Section VII.B., above.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance because no modifications are requested and it meets the requirements of the R-4 Zone. No alterations are proposed with this application.
4. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.
5. The units have not been used as rental units; therefore, there is not an impact to the loss of affordable rental units from the housing stock.
6. The Applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval. The units are currently under construction and not occupied.
7. The units are under construction and not occupied therefore there are no tenants to notify about the condominium conversion proposal and informed the tenant of their rights pursuant to SBMC §28.88.
8. The project is exempt from the provisions of Section 28.88.130 because the project consists of fewer than five units.

Exhibits:

A. Conditions of Approval
B. Site Plan and Tentative Subdivision Map (under separate cover)
C. Applicant's letter, dated March 21, 2009
D. ABR Minutes

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

401 W DE LA GUERRA STREET & 781 CASTILLO STREET
TENTATIVE SUBDIVISION MAP AND CONDOMINIUM CONVERSION PERMIT
SEPTEMBER 23, 2009

I. In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on September 23, 2009 is limited to the conversion of residential duplex to two (2) residential condominiums and the improvements shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.

2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.

4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement. The following tree protection measures shall be included:

5. **Required Private Covenants (CC&R's).** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:

a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.

b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles

EXHIBIT A

owned by the residents of the property in the manner for which the garages were designed and permitted.

c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.

d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.

e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.

6. **Residential Permit Parking Program.** Residents shall not participate in the Residential Permit Parking Program.

B. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Final/Parcel Map and prior to the issuance of any permits for the project:

1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.

2. **Required Private Covenants (CC&R's).** The Owner shall submit a copy of the draft private covenants, reciprocal easement agreement, or similar private agreements required for the project to Engineering staff concurrently with Parcel Map.

3. **W. De La Guerra Street and Castillo Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on W. De La Guerra and Castillo Streets. As determined by the Public Works Department, the improvements shall include the following: *saw-cut and replace one panel of sidewalk adjacent to street tree on De la Guerra Street, root prune existing street tree on De La Guerra Street under the direction of the City Arborist, crack seal to the centerline of both streets along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, connection to City water and sewer mains, preserve and/or reset survey monuments and contractor stamps (if any), and provide adequate positive drainage from site.* Any work in the public right-of-way requires a Public Works Permit.

C. **Public Works Requirements Prior to Building/Condominium Conversion Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building/Condominium Conversion Permit for the project.

1. **Submittal for Recordation of Parcel Map and Agreements.** Owner shall submit application for approval and recordation of the Parcel Map to the Public Works Department.

2. **Approved Public Improvements on Building plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvements on building plans, a Public Works Permit shall be issued concurrently with a Building Permit.

D. **Building/Condominium Conversion Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building/Condominium Conversion Permits:

1. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____
Property Owner Date

_____
Contractor Date License No.

_____
Architect Date License No.

_____
Engineer Date License No.

E. **Community Development Requirements with the Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit:

1. **Inclusionary Housing Fee.** Evidence shall be submitted that the Owner has paid the required inclusionary housing fee to the Community Development Department. The City's Inclusionary Housing Ordinance requires that Residential Development projects or Residential Lot Subdivisions of greater than one unit/lot and less than

ten units/lots are required to pay an inclusionary housing fee. As of the date of project approval the inclusionary housing fee is $18,000 for each unit/lot in the project. For this project, the number of units/lots in the project is *2* and the required inclusionary fee is *$36,000*.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.

2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.

3. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.

4. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:

   a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.

   b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.

   c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

5. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.

6. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.

7. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

   If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

   If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

G. **Prior to Certificate of Occupancy for the Condominium Conversion Permit.** Prior to issuance of the Certificate of Occupancy for the Condominium Conversion Permit, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding and installation of street trees.

3. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior living area noise levels are within acceptable levels as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the

noise specialist and implemented subject to the review and approval of the Building and Safety Division and the (Architectural Board of Review (ABR).

4. **Existing Street Trees.** Submit a letter from a qualified arborist, verifying that the existing street tree(s) have been properly pruned and trimmed.

5. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section C.3. have been recorded.

6. **Parcel Map Approved.** The Parcel Map shall be approved by City Council.

H. **After Certificate of Occupancy for Condo Conversion:** The following conditions shall be completed after issuance of the Certificate of Occupancy for the Condominium Conversion Permit has been completed.

1. **Parcel Map Recordation.** The Parcel Map shall not be recorded until the Certificate of Occupancy for the Condominium Conversion Permit has been issued. The following shall be provided prior to Map recordation:

a. **Notice of Parcel Map Approval.** Owner shall submit evidence that written notice of approval of the Parcel Map has been provided to each tenant household within 10 days of such approval.

I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

The Staff Hearing Officer's action approving the Tentative Map shall expire three (3) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

March 21, 2009

PROJECT ADDRESS: 401 W. DE LA GUERRA, 781 CASTILLO

A.P.N. 037-071-07

LAND USE: R-4

BUILDING PERMIT: # BLD2007-00279

APPROVAL BEING SOUGHT: CONDO CONVERSION

After going through the ABR process this project was issued a building permit in 2007 as a duplex built to condo specifications. It is currently eighty percent completed and we would now like to start the conversion process. There is to be no new demolition, removal or structural changes as pertains to the current building permit. The lot is 5,018 square feet with an R-4 designation. Two units are being built, 1275 and 1162 square feet, each having two bedrooms. Each unit has a separate driveway and garage; one accessed on Castillo Street, the other on De La Guerra. The garages are both in excess of 400 square feet. Each unit has a separate laundry facility and 300 plus cubic feet of lockable storage. Each unit will be metered separately for utilities and both have separate sewer lines.

To the best of our knowledge all requirements and physical standards have been met as laid out in the City of Santa Barbara's Condominium Conversion Packet.

Thank you for considering this application,

David Karschner, owner.

Stephen Mori, owner.

Exhibit C

NEW ITEM

E. 401 W DE LA GUERRA ST **R-4 Zone**

Assessor's Parcel Number: 037-071-007
Application Number: MST2009-00169
Owner: Karschner, David

(Proposal for a one lot subdivision for the purpose of converting a two-story, 2,437 square foot duplex into residential condominiums (401 W. De la Guerra Street and 781 Castillo Street). The project is currently under construction and received Final Approval on 1/22/2007 under MST2004-00537. Parking is provided in two two-car garages. No exterior changes are proposed to the existing site plan or structures. The project requires Condominium Conversion Findings made by ABR and Staff Hearing Officer review for a Tentative Subdivision Map.)

(Project requires Condominium Conversion Findings made by ABR. The project will be reviewed by the Staff Hearing Officer for a Tentative Subdivision Map.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval with minor Landscape note per plans.