



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 052-16 800 SANTA BARBARA STREET TIME EXTENSION AUGUST 31, 2016

APPLICATION OF ALICIA HARRISON, BROWNSTEIN HYATT FARBER SCHRECK, AGENT FOR 800 SANTA BARBARA STREET LLC, APN: 031-012-028, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2006-00129)

This is a request for a two year time extension for the Tentative Map approved by the City Council on September 30, 2008 for 800 Santa Barbara Street. The approved Map will expire on September 30, 2016 with the statutory extensions provided by the State, however the time extension request was timely submitted prior to the expiration date. Due to specific requirements needed for this particular project to obtain building permits, staff is recommending that the Staff Hearing Officer approve a two year time extension to September 30, 2018.

The 2008 approved project consists of the demolition of the existing 1,965 square-foot one-story commercial building and the construction of a 14,747 square-foot, two and three-story mixed-use building containing six residential condominium units and ten commercial condominiums. The residential mix includes five three-bedroom units and one two-bedroom unit, ranging in size from 1,316 square feet to 2,249 square feet to 478 net square feet. Twenty-seven parking spaces are proposed in an underground parking structure, with eleven of those spaces provided per a lease agreement with 223 E. De la Guerra Street. The project is approved under variable density standards applicable in 2008.

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, dated August 25, 2016.
2. Site Plans

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

- I. Approved a one-year Time Extension to September 30, 2017, for the Tentative Subdivision Map and Development Plan originally approved by the City Council on September 30, 2008, with the finding that the project continues to be consistent with the General Plan and Zoning Ordinance.
- II. Said approval is subject to the original Conditions of Approval contained in the Planning Commission Resolution No. 022-08, dated June 12, 2008.

This motion was passed and adopted on the 31st day of August, 2016 by the Staff Hearing Officer of the City of Santa Barbara.

