



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 061-16

#### 124 LOS AGUAJES

### TIME EXTENSION OF TENTATIVE SUBDIVISION MAP, MODIFICATIONS AND COASTAL DEVELOPMENT PERMIT

SEPTEMBER 28, 2016

**APPLICATION OF MARK EDWARDS, AGENT FOR LOS AGUAJES L.P.,  
124 LOS AGUAJES, APN: 033-041-007, R-4/SD-3, (HOTEL-MOTEL-MULTIPLE RESIDENCE  
ZONE), GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2004-00725)**

This is a request for a one year time extension of the expiration date of the Tentative Subdivision Map, Modifications and Coastal Development Permit approved by the Planning Commission on September 3, 2009. The approved Map was set to expire on September 3, 2016, based on the time extension granted by the City and the statutory extensions provided by the State. The current time extension request was submitted prior to the expiration date, consistent with City requirements.

The project consists of the demolition of an existing 884 square-foot, single-family residence and 440 square-foot detached garage, and the construction of three new residential condominium units in the Appealable Jurisdiction of the Coastal Zone. The approved structure would be three stories with a maximum building height of 29' 7", consisting of 3,856 square feet of residential floor area above 1,143 square feet of garage floor area on a 6,000 square foot lot located adjacent to Mission Creek. The project includes two two-car garages, a one-car garage, and one unenclosed covered parking space, a two-bedroom residential unit and two one-bedroom residential units. The project includes 25 cubic yards of cut and 135 cubic yards of fill outside the main building footprint. Grading under the main building footprint would involve 110 cubic yards of cut. The project also includes landscaping changes, bioswales and a retention basin adjacent to the proposed residences.

**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, September 21, 2016.
2. Site Plans

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

- I. Approved a one-year Time Extension to September 3, 2017, for the Tentative Subdivision Map, Modifications, and Coastal Development Permit originally approved by the Planning Commission on September 3, 2009, with the finding that the project continues to be consistent with the General Plan and Zoning Ordinance, as it was at the time it was originally approved.
- II. Said approval is subject to the original Conditions of Approval contained in Planning Commission Resolution No. 033-09, dated September 3, 2009.

This motion was passed and adopted on the 28<sup>th</sup> day of September, 2016 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. 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.
2. **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.