



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 083-06

1221 CHINO STREET

TIME EXTENSION

DECEMBER 6, 2006

**APPLICATION OF JOSEPH H. STEUER FOR CLINT LEFLER AND PATRICIA STURM,
1221 CHINO STREET, APN: 039-141-010, R-2 TWO-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: RESIDENTIAL, 2 UNITS PER ACRE (MST2003-00858)**

The proposal is a request to extend the expiration date of the Tentative Maps approved by the Planning Commission on October 14, 2004. A two-year extension is requested pursuant to SBMC, §27.07.110. The project approved by the Planning Commission included the subdivision of a 15,000 square foot lot into two lots with two condominium units on each lot. The project approved by the Planning Commission resulted in one net new condominium unit, and the conversion of three existing units to condominiums.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

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 of or in opposition thereto, and the following exhibits were presented for the record:

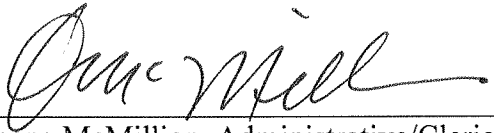
1. Staff Report with Attachments, December 6, 2006.
2. Site Plans

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

Approved a two-year time extension, to October 14, 2008, for the Tentative Maps and Condominium Conversion Permit, subject to the original conditions of approval shown in Planning Commission Resolution of Approval No. 047-04, dated October 14, 2004.

This motion was passed and adopted on the 6th day of December, 2006 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.



12-12-06

Deana McMillion, Administrative/Clerical Supervisor

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. 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.
3. **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.
4. **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 not 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.