



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 014-07

403 ALAMEDA PADRE SERRA

MODIFICATIONS AND TENTATIVE SUBDIVISION MAP

FEBRUARY 28, 2007

APPLICATION OF THOMAS CONDON, AGENT FOR TNS GROUP, LLC, PROPERTY OWNER, 403 ALAMEDA PADRE SERRA, APN: 031-391-015, R-2 TWO FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL - 12 UNITS PER ACRE (MST2004-00353)

The proposed project is a request to extend the expiration date of the Tentative Subdivision Map and Modifications approved by the Planning Commission on February 24, 2005, for the development of a two-unit condominium building on a 6,400 square foot lot. The discretionary applications approved for this project were:

1. A Modification to allow the proposed building to encroach into the required front yard setback along Alameda Padre Serra (SBMC §28.18.060 A);
2. A Modification to allow less than the required 1,250 square foot open yard area (SBMC § 28.15.060); and
3. A Tentative Subdivision Map for a one-lot subdivision to create two residential condominiums (SBMC §27.07 and 27.13).

The Environmental Analyst has determined that the current time extension request is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 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 of or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 28, 2007.
2. Site Plans

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

- I. Approved a two-year time extension for the Tentative Map and Modifications, with the findings that the Tentative Map would be extended to February 24, 2009, and that the project continues to conform to the City's Zoning and Building Ordinances and policies of the General Plan, and subject to the original Conditions of Approval in Exhibit A.
- II. Said approval is subject to the Conditions of Approval as outlined in Planning Commission Resolution No. 015-05.

