



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 082-07

1024 E. GUTIERREZ STREET

TENTATIVE SUBDIVISION MAP AND CONDOMINIUM CONVERSION PERMIT

SEPTEMBER 26, 2007

APPLICATION OF APRIL VERBANAC, AGENT FOR JEFFREY B. AND JOANNE P. LOCKWOOD, 1024 E. GUTIERREZ STREET, APN 031-372-006, R-2, TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2006-00355)

The project consists of a proposal to convert three existing detached, two-story residences to condominiums on an 11,250-square foot lot. The project was previously approved on March 11, 2004; however, the time required to record the Final Map has expired. Building permits have been issued for the work required under the prior approval and a Certificate of Occupancy has been issued.

The discretionary applications required for this project are:

1. Tentative Subdivision Map for a one-lot subdivision for the conversion of three residential units into condominium units (SBMC Chapter 27.07); and
2. Condominium Conversion Permit to convert three residential units into three (3) condominium units (SBMC Chapter 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

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 neither in favor nor in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 19, 2007.
2. Site Plans
3. Correspondence received in opposition to the project:


Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109


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

Approved the project, making the findings for the Tentative Subdivision Map Condominium Conversion Permit contained in Planning Commission Resolution 013-04, and subject to the same Conditions of Approval in PC Resolution 013-04, with one new condition added regarding lowering the front hedge in conformance with the Zoning Ordinance prior to recordation, and subject to verification by staff.

This motion was passed and adopted on the 26th day of September, 2007 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. This action of the Staff Hearing Officer can be appealed to the Planning Commission 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:** 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 TENTATIVE SUBDIVISION MAP AND CONDOMINIUM CONVERSION TIME LIMITS:**
The Staff Hearing Officer's action approving the Tentative Subdivision Map and Condominium Conversion Permit shall expire two (2) 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.