

# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 101-07

522 E. SOLA STREET

TIME EXTENSION

DECEMBER 5, 2007

### APPLICATION OF JEFF SHELTON FOR STEVE GOWLER 522 E. SOLA STREET, APN 029-091-006, R-2 GENERAL PLAN: RESIDENTIAL, 12 UNITS/ ACRE. MST2005-00063

The proposal is a request for a one-year extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Planning Commission on November 10, 2005. The project consists of a proposal to convert an existing single-family residence and a new unit to two condominium units. A modification was previously granted to allow a portion of Unit 2's second story to encroach into the required open yard area. A one-year extension is requested pursuant to SBMC, §27.07.110. The applicant submitted the extension request on November 12, 2007, thereby satisfying the City's requirements for an extension request.

The discretionary applications approved for the project by the Planning Commission were:

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

**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 of the application nor in opposition thereto, and the following exhibits were presented for the record:

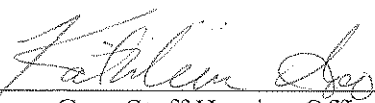
1. Staff Report with Attachments, November 28, 2007.
2. Staff Report Memo with Attachments, November 7, 2007.
3. Site Plans
4. Correspondence received in opposition to the project:  
Ms. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

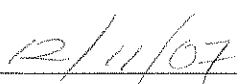
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved a one-year time extension to November 12, 2008, for the Tentative Map and Condominium Conversion Permit, subject to the original Conditions of Approval in Exhibit A.

This motion was passed and adopted on the 7th day of November, 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 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. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit. **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.
5. **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.