



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 19, 2007
AGENDA DATE: September 26, 2007
PROJECT ADDRESS: 1024 E. Gutierrez (MST2006-00355)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH*
 Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

The project consists of a proposal to convert three existing detached, two-story residences to condominiums on an 11,250 square foot lot. Each residential unit contains a two-car garage. The project was previously approved on March 11, 2004; however, the time required to record the Final Map has expired.

II. REQUIRED APPLICATIONS

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).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in the attached Planning Commission staff report, and subject to the conditions of approval listed in the attached Planning Commission Resolution 013-04, with one new condition added regarding lowering the front hedge.

APPLICATION DEEMED COMPLETE: September 10, 2007
DATE ACTION REQUIRED PER MAP ACT: November 29, 2007

IV. ISSUES

The project was previously approved by the Planning Commission (PC) on March 11, 2004 (see Exhibit A – PC Staff Report and Exhibit B – PC Resolution). A building permit was issued on March 3, 2006 and a Certificate of Occupancy was issued on June 20, 2007; however, the time required to record the Final Map has expired and a time extension was not requested.

Because the two year time period required to record the Final Map has expired, a new application for the Tentative Subdivision Map and Condominium Conversion Permit was required. During project review, staff noted that the existing hedge within the front yard setback does not meet the height requirement of the Zoning Ordinance; therefore, staff recommends a new condition of approval requiring that it be lowered. It was determined that no additional requirements were necessary.

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).

Exhibits:

- A. Applicant letter dated July 23, 2007
- B. Planning Commission Staff Report with Exhibits B and C
- C. Planning Commission Resolution 013-04

DUDEK

621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

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JUL 26 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

July 23, 2007

HAND DELIVERED

City of Santa Barbara
Staff Hearing Officer
P. O. Box 1990
Santa Barbara, CA 93102-1990

REGARDING: Proposed One-Lot Subdivision for Condominium Conversion of Three Existing Residences (MST#2006-00355) 1024 East Gutierrez Street, Santa Barbara, CA

Dear Staff Hearing Officer:

Thank you for the opportunity to present for the Staff Hearing Officer's consideration the proposed condominium conversion located at 1024 East Gutierrez Street. The proposed project involves conversion of the three existing residential units to condominiums.

The subject site is an approximate 11,244sq. ft. lot located at 1024 E. Gutierrez Street (APN 031-372-006). The site is developed with 3 detached residential units previously approved by the Architectural Board of Review and the City Council on Appeal. All permits required for construction and occupancy of the residential project were issued as of January, 2002. (MST99-00375; BLD1999-03248, BLD2000-00635, BLD2000-00637).

On March 11, 2004, application MST2001-00346 was approved by the Planning Commission for a condominium conversion of the 3 existing residential units. The Architectural Board of Review approved the condominium conversion and all applicable Building Division approvals for the condominium conversion and associated physical improvements were issued on March 3, 2006 (BLD2004-02245). The Certificate of Occupancy for the approved condominium conversion was issued on March 7, 2006. However, the parcel map was never recorded for the one-lot subdivision for condominium purposes and has since expired. Therefore, the proposed project requests approval only for a Tentative Subdivision Map for a one-lot subdivision for condominium purposes to reinstate the approval previously granted by the Planning Commission.

On behalf of Mr. Lockwood, the project applicant and property owner, I would like to thank you for your time and consideration, and respectfully request your support of

EXHIBIT A

1024 East Gutierrez Street
Applicant Letter
July 23, 2007
Page 2

the requested condominium conversion approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "April Verbanac".

April Verbanac
Environmental Planner

cc: Jeff Lockwood
Steve McGuire



**City of Santa Barbara
California**

**PLANNING COMMISSION
STAFF REPORT**

REPORT DATE: March 8, 2004
AGENDA DATE: March 11, 2004
PROJECT ADDRESS: 1024 E. Gutierrez (MST2001-00346)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner *JH*
Trish Allen, Assistant Planner *TA*

I. SUBJECT

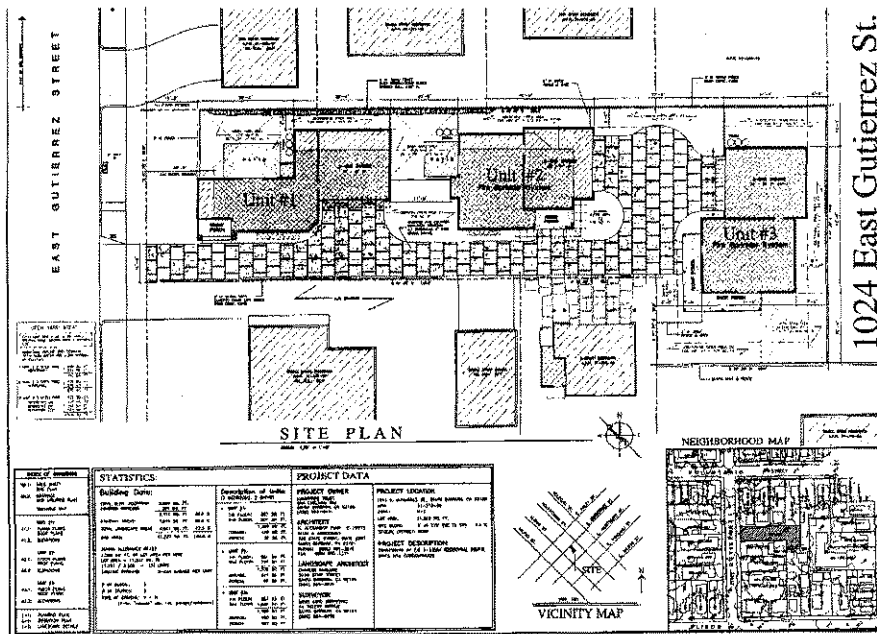
The project applicant seeks approval to convert three (3) existing detached, two-story residential units into three (3) condominiums. Each residential unit contains a two-car garage. The units are located on an 11,250 square foot lot in the R-2, Two-family residential zone in the Eastside neighborhood.

The discretionary applications required for the project are:

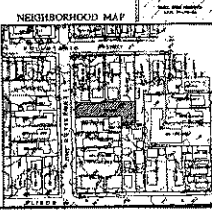
1. Tentative Subdivision Map for a one-lot subdivision for the conversion of three (3) residential units into condominium units (SBMC Chapter 27.07); and
2. Condominium Conversion Permit to convert three (3) residential units into three (3) condominium units (SBMC Chapter 28.88).

DATE APPLICATION ACCEPTED: January 9, 2004
DATE ACTION REQUIRED PER MAP ACT: April 4, 2004

Planning Commission Staff Report
 1024 E. Gutierrez (MST2001-00346)
 March 8, 2004
 Page 2



STATISTICS		PROJECT DATA	
NO. OF UNITS	12	PROJECT OWNER	...
NO. OF FLOORS	3	PROJECT LOCATION	...
NO. OF STORIES	3	PROJECT DESCRIPTION	...
NO. OF APARTMENTS	12	ARCHITECT	...
NO. OF CONDOS	0	LANDSCAPE ARCHITECT	...
NO. OF TOWNHOMES	0	ENGINEER	...
NO. OF OFFICES	0	MECHANICAL ENGINEER	...
NO. OF STORES	0	ELECTRICAL ENGINEER	...
NO. OF GARAGES	0	PLUMBING ENGINEER	...
NO. OF COMMERCIAL	0	STRUCTURAL ENGINEER	...
NO. OF INDUSTRIAL	0	ENVIRONMENTAL ENGINEER	...
NO. OF OTHER	0



II. SITE DESCRIPTION

Applicant: Alex Pujo, Architect
Property Owner: Jeff Lockwood
Project Address: 1024 E. Gutierrez
Parcel Number: 031-372-006
General Plan: Residential, 12 units/acre
Zoning: R-2, Two-Family Residential
Environmental Assessment: Categorically Exempt per CEQA: §15315 Minor land divisions for the Tentative Map; and §15303 New Construction or Conversion of Small Structures
Existing Use: Multi residential
Proposed Use: Multi residential
Topography: Relatively flat
Access: E. Gutierrez Street
Adjacent Land Uses:
North: Single Family Residence
South: Commercial
East: Multiple Family Residences
West: Single Family Residence

III. SITE STATISTICS

LOT AREA: 11,250 sq. ft.

LOT COVERAGE:

-Building Footprint:	3,089 sq. ft.	30%
-Paving/Driveway:	3,015 sq. ft.	27%
-Landscaping:	4,861 sq. ft.	43%

OPEN YARDS:

-Required:	1,250 sq ft. and 160 sq. ft. of private
-Provided:	1,504sq ft. and more than required private area

PARKING:

-Existing:	2 covered spaces
-Required:	2 covered spaces
-Provided:	2 covered spaces

IV. PROJECT DESCRIPTION

The project involves a one-lot subdivision of an 11,250 square foot lot for the conversion of three residential units into condominium units. The subject property is located in the Eastside neighborhood. The General Plan calls for a density of twelve dwelling units to the acre. Most of the area is zoned R-2, two-family residential and development is primarily composed of modest single-family residences and apartments.

The development consists of three separate structures designed as if built at different times. The front residence was constructed in the Monterey Style with a narrow driveway leading to the other two structures. The project history includes an appeal to City Council of the Architectural Board of Review's decision to approve the multiple residential development. The underlying issue of the appeal was the use of the shared driveway. The appeal was denied by Council and the ABR's decision upheld. The project design was revised to eliminate the need for a 10' shared driveway easement (Exhibit C, applicant letter).

V. OTHER COMMITTEE REVIEW

A. ARCHITECTURAL BOARD OF REVIEW

The project was reviewed by the ABR on March 13, 2003. The Board forwarded the project to the Planning Commission stating that the design criteria for condominium conversion projects were met and that the development and architecture represent a positive contribution to the neighborhood. The Board also requested verification that previously approved landscaping had been installed (Exhibit D, ABR minutes). Staff has reviewed the landscape plan and visited the site confirming that the required plantings had been installed.

B. ENVIRONMENTAL REVIEW

The City's Environmental Analyst has determined that the project is Categorically Exempt from further Environmental review per CEQA §15315, for minor land divisions for the Tentative Map; and CEQA §15303 for new construction or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure for not more than six (6) dwelling units in urbanized areas.

VI. ISSUES

A. ZONING ORDINANCE AND GENERAL PLAN CONSISTENCY

The Zoning Ordinance requires 3,500 square feet of lot area for a unit located in the R-2 zone. Therefore, a minimum of 10,500 square feet of lot area is required for the three units on the property. The existing lot is 11,250 square feet and meets the lot area requirement for the three units. In addition, the project meets all setback, yard and parking requirements for the zone.

The General Plan Land use designation for this area is Residential, 12 dwelling units per acre. The project density would be 11.58 units/acre for three units on an 11,250 square

foot lot. The conversion complies with Zoning and the General Plan density requirement.

B. STANDARDS FOR CONDOMINIUM CONVERSION

The three units in the project provide the physical amenities the Code requires for condominiums. The amenities include private outdoor living space, private laundry facilities, and private storage space.

The owners have complied with Santa Barbara Municipal Code (SBMC) §28.88.100, which provides tenant protection rights for tenants of any unit being converted to condominiums. In addition, the units have never been "affordable rental units" under the Condominium Conversion Ordinance; therefore, the affordability provision is not applicable to this project.

VII. RECOMMENDATION/FINDINGS

The proposed condominium conversion is consistent with the General Plan and Zoning Ordinance density and complies with applicable standards governing the conversion of existing dwelling units to condominiums. Therefore, since the project provides all required physical amenities, staff recommends that the Planning Commission make the following findings and approve the project with the attached Conditions of Approval (Exhibit A):

A. FOR THE CONDOMINIUM CONVERSION (SBMC§28.88.120)

1. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.
2. The proposed conversion is conforming to the density requirement of the Land Use Element of the General Plan designation of 12 units/acre. The unit density of the project is 11.58 units/acre.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.
4. The units have not been "affordable rental units" therefore; affordability restrictions do not apply to the project.
5. The requirements of Section 28.88.130 have been met. The project is exempt from the provisions of this Section because the project consists of fewer than four units.

B. FOR THE TENTATIVE MAP (27.07.100):

The tentative subdivision map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed condominium conversion, the project is consistent with the density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project is not likely to

Planning Commission Staff Report
1024 E. Gutierrez (MST2001-00346)
March 8, 2004
Page 6

cause substantial environmental damage, and associated improvements will not cause serious public health problems or conflict with easements, acquired by the public at large, for access through or use of property within the proposed development.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated January 2, 2004
- D. ABR minutes

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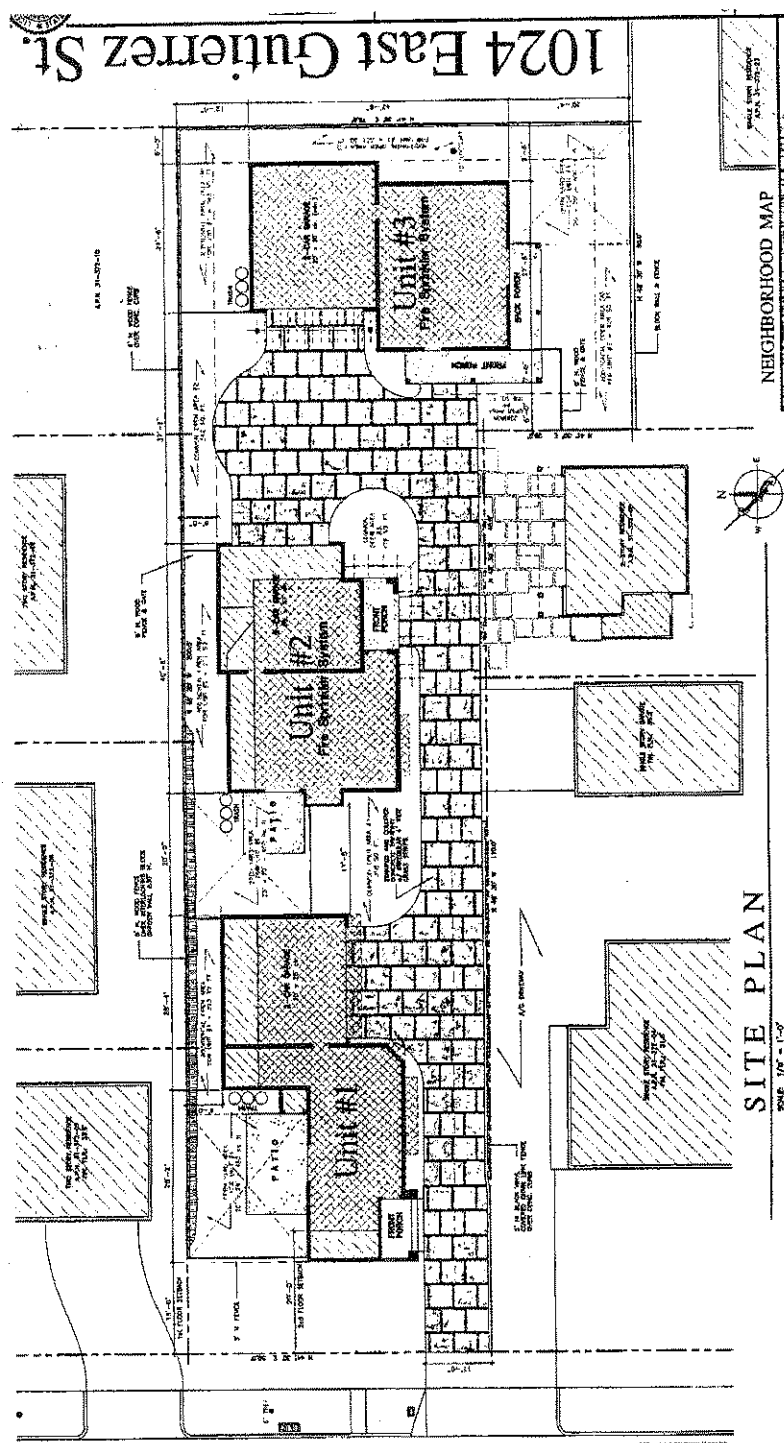


EXHIBIT B

1024 East Gutierrez St.

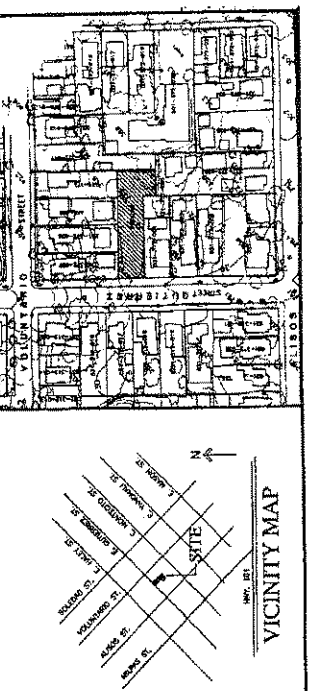
NEIGHBORHOOD MAP

VICINITY MAP

STATISTICS:

Building Data:	1st Floor: 1,300 sq. ft. 2nd Floor: 1,300 sq. ft. 3rd Floor: 1,300 sq. ft. Total: 3,900 sq. ft.
Building Data:	1st Floor: 1,300 sq. ft. 2nd Floor: 1,300 sq. ft. 3rd Floor: 1,300 sq. ft. Total: 3,900 sq. ft.

PROJECT DATA	PROJECT LOCATION: 1024 E. GUTIERREZ ST., SANTA BARBARA, CA 93103 PROJECT OWNER: LINDA M. WILSON 1000 W. 10TH ST., SANTA BARBARA, CA 93104 ARCHITECT: JAMES H. WILSON 1000 W. 10TH ST., SANTA BARBARA, CA 93104 LANDSCAPE ARCHITECT: JAMES H. WILSON 1000 W. 10TH ST., SANTA BARBARA, CA 93104 SURVEYOR: JAMES H. WILSON 1000 W. 10TH ST., SANTA BARBARA, CA 93104
STATISTICS:	Building Data: 1st Floor: 1,300 sq. ft. 2nd Floor: 1,300 sq. ft. 3rd Floor: 1,300 sq. ft. Total: 3,900 sq. ft.





PUJO & ASSOCIATES
ARCHITECTURE AND PLANNING

January 2, 2004

City of Santa Barbara Planning Commission
Community Development Department
630 Garden Street, Santa Barbara, CA 93101

Re: 1024 East Gutierrez Street, MST#2001-00346
Condominium Conversion.

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CITY OF SANTA BARBARA
PLANNING DIVISION

Chair and Commission Members:

On behalf of the Lockwood Trust, owners of this property, Pujo & Associates requests the Condominium Conversion of three detached, 2-story dwellings located on an 11,250 square foot lot in the R-2 zone in the Eastside. The units were built in 2001 and they range in size between 1,300 and 1,600 square feet. Each dwelling has an attached, 2-car garage.

The parcel is almost flat, with a gentle slope towards the street. It is 50' wide and 200' deep with a hammerhead shape at the rear. The neighborhood is entirely residential, composed of one and two-story houses originally built in the 1920s.

Our project consists of three separate structures. The front house is in the Monterey Style and a narrow driveway leads to the other two dwellings. The second house has plaster in the bottom floor, and board and batt siding upstairs. The rear residence has board and batt siding throughout, and a wrap around porch facing the driveway and the back yard. The use of consistent window types, colors, materials, and details provides unity to the overall design.

The site plan is pedestrian-friendly, with usable private yards accessible from the living areas and screened from each other. Each residence has a front porch, and the garages are not visible from the street. The design was approved by ABR and it was constructed to meet current City standards regarding aesthetics (two-piece Mission tile, wood windows) and landscaping. It also has separate utilities and meters.

The project's history includes an appeal to City Council (8/24/00) of ABR's approval filed by the adjacent property owner (APN 031-372-004). Although the appeal was nominally based on "size, bulk and scale, traffic and neighborhood compatibility", the underlying issue was the use of a previously shared driveway. Each property has a 10' wide access/egress easement over their neighbor.

The appeal to Council was denied. In order to avoid further litigation our project was designed without using the 10' easement, relying on a narrower driveway located entirely on our parcel.

This driveway also provides access to an interior lot (APN 031-372-005) with a small residence above a two-car garage. This residence, as well as units #2 and #3, have fire sprinkler systems in lieu of a 16' wide fire access.

Our project was built incorporating all the amenities usually associated with condominiums of this type. The requested conversion is consistent with current City policies to that effect. Please call me at 962-3578 if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Alexander Pujo". The signature is stylized and cursive.

H. Alexander Pujo, Architect

c.: J. Lockwood



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 013-04

1024 E. GUTIERREZ STREET

TENTATIVE SUBDIVISION MAP, CONDOMINIUM CONVERSION PERMIT

MARCH 11, 2004

APPLICATION OF ALEX PUJO, ARCHITECT AND AGENT FOR JEFF LOCKWOOD, PROPERTY OWNER, 1024 E. GUTIERREZ STREET, APN 031-372-006, R-2, TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2001-00346)

The proposed project involves a condominium conversion for three (3) existing detached, two-story units with attached two-car garages on an 11,250 square foot lot. The units are three-bedrooms each, ranging in size from 1,330 to 1,595 square feet. No exterior changes are proposed.

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 Guidelines Sections 15303 and 15315.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 11 2004
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Approved the subject application making the following findings and determinations:
 - A. For the Condominium Conversion (SBMC§28.88.120)
 1. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.

2. The proposed conversion is conforming to the density requirement of the Land Use Element of the General Plan designation of 12 units/acre. The unit density of the project is 11.58 units/acre.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.
4. The units have not been "affordable rental units" therefore; affordability restrictions do not apply to the project.
5. The requirements of Section 28.88.130 have been met. The project is exempt from the provisions of this Section because the project consists of fewer than four units.

B. For the Tentative Map (27.07.100):

The tentative subdivision map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed condominium conversion, the project is consistent with the density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project is not likely to cause substantial environmental damage, and associated improvements will not cause serious public health problems or conflict with easements, acquired by the public at large, for access through or use of property within the proposed development.

II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** Prior to the issuance of any building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner with the Parcel Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" in a written instrument which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director:
 1. The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard of life, health or damage to the Real Property or any adjoining property.
 2. No recreational vehicles, boats or trailers shall be stored on the Real Property.
 3. The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for an express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or

improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.

4. Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan
5. The development of the Real Property approved by Planning Commission on March 11, 2004 is limited to three (3) dwelling units and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):

1. Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.

C. **Public Works Submittal Prior to Parcel Map Recordation.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the recordation of the Parcel Map or issuance of a Building permit or Public Works permit.

1. The Owner shall assign to the City of Santa Barbara the exclusive right to extract water from under the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney. Said agreement shall be recorded in the Office of the County Recorder.
2. The Owner shall submit a Parcel Map to the Public Works Department acceptable for recordation. The Parcel Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
3. The Owner shall record in the private Conditions, Covenants and Restrictions (CC&R's) an agreement for maintenance of the shared private driveway which shall be reviewed as to form by the City Attorney, and as to content by the Community Development Director and the Public Works Director. Said agreement shall be recorded in the office of the County Recorder.
4. The Owner shall submit building plans for construction of improvements along the subject property road frontage on Gutierrez Street. As determined by the Public Works Department, the improvements shall include City standard sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, underground utilities, Type B curb drain outlet, residential standard street light to City standard, standard on existing utility pole, preserve and/or reset

contractor stamp and/or survey monuments, and provide adequate positive drainage from site. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of the City Arborist. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.

5. Submit to the Land Development Engineer hydrology calculations justifying that the onsite proposed and existing drainage conveyance systems are adequate. Include an analysis of the 25-year storm event and the 100-year storm event. All drainage conveyance systems shall be designed to convey the 25-year storm event. If additional drainage conveyance structures are needed based on results of the hydrology calculations, the improvements shall be constructed prior to Certificate of Occupancy, prior to obtaining the Condo Conversion Permit from Building and Safety, and prior to recordation of the Parcel Map at the sole expense of the Owner.
6. The Owner shall provide a written Street Light Petition Notice (Notice) to all property owners, businesses, and residents on the blocks fronting the subject property. The Owner shall coordinate with the Public Works Department Facilities Manager to create the Notice. The recipients of the Notice shall vote on whether they do or do not support a mid-block residential street light on their block, subject to approval by the Architectural Board of Review. A simple majority vote is required to add a mid-block streetlight. The Notice shall contain a description of the issues related to street light placement, and shall include a name and phone number of a contact person who can answer questions and provide related information. The Notice is the standard process used by the Public Works Department to facilitate the addition of mid-block City standard street light(s).

If it is determined that a residential street light(s) is to be added, the Owner shall install City standard residential street light(s), as determined by the Public Works Department at the expense of the Owner.

If a residential mid-block street light(s) is not installed as a result of the initial petition, then either a) five years following Planning Commission approval or, b) prior to Certificate of Occupancy, whichever occurs first, the Owner shall again provide a written Notice to all property owners, businesses, and residents on those same streets fronting the subject property. The citizens will be given another opportunity to request a residential mid-block street light(s). If a residential mid-block street light(s) is determined to be added, the Owner shall install a City standard residential street light(s) as determined by the Public Works Department at the expense of the Owner.

- D. **Required Prior to Building Permit Issuance** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the recordation of the Parcel Map or issuance of a Building permit or Public Works permit.

1. Provide evidence that a conversion permit has been issued and all necessary improvements have been made per SBMC §28.88.029 and SBMC §28.88.030.
2. A Structural Pest Control Report shall be required as part of the new building permit and shall include: Substructure Areas, Shower Stalls, Foundations, Porches, Steps, Ventilation, Abutments, Attic Spaces, Garages, Decks/Patios, Interior and Exterior wall and Spaces typical of a full and complete Wood Destroying Pest and Organisms Report.
3. The owner shall be responsible for following the recommendations as determined by the Wood Destroying Pest & Organism Inspection Report and eliminating findings of termite infestations, termite damage, fungus damage, etc.

E. **Building Permit Required for Conversion.** A building permit shall be required to document the conversion of the duplex (R-3) into a condominium (R-3). New certificate of Occupancy shall be issued.

F. **Required Information on Construction Plans.** The following information shall be specified on the construction plans submitted for Building permits:

1. All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner Date

Contractor Date License No.

Architect Date License No.

Engineer Date License No.

G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. Recordation of the Parcel Map.

2. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of the City Arborist.
3. Public improvements as shown on the building plans.
4. Owner shall request a cross-connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.

NOTICE OF TENTATIVE SUBDIVISIONS MAPS (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval, per SBMC Section 28.07.110.a & .b, unless the subdivider requests an extension of time, not to exceed two (2) years beyond the expiration of the original two (2) years' expiration date or per the allowances provided in the Subdivision Map Act.

This motion was passed and adopted on the 11th day of March, 2004 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 1 (Maguire) ABSTAIN: 0 ABSENT: 1 (Jostes)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Susan Gantz, Planning Commission Secretary

Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.