



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 28, 2007
AGENDA DATE: December 5, 2007
PROJECT ADDRESS: 522 E. Sola Street (MST2005-00063)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH*
 Kelly Brodison, Assistant Planner *KB*

I. PROJECT DESCRIPTION

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).

II. SITE INFORMATION

Applicant: Jeff Shelton, Architect	Property Owner: Steve Gowler
Parcel Number: 029-091-006	Lot Area: 8,750 sq. ft.
General Plan: Residential, 12 units/ acre	Zoning: R-2
Existing Use: Two-Family Residential (2 nd unit under construction)	Topography: 7% slope to the southeast (rear of lot)
Adjacent Land Uses:	
North - Two-Family Residential	East - Two-Family Residential
South - Two-Family Residential	West - Two-Family Residential

III. DISCUSSION

According to SBMC 27.07.110.A, B and D, *Expiration and Extension of Tentative Maps*, the approval or conditional approval of a tentative map shall expire twenty-four (24) months from the date the map was approved or conditionally approved. The subdivider may request an extension of the tentative map approval or condition of approval by written application to the Staff Hearing Officer filed with the Community Development Department before the expiration of the tentative map. The Staff Hearing Officer may impose new conditions or revise existing conditions. An extension or extensions of tentative map approval or conditional approval shall not exceed in aggregate three (3) years beyond the expiration of the original twenty-four (24) month period.

The project has received building and public works permits to complete portions of the project, and the Tentative Map for a one-lot subdivision will be submitted to City Council early in 2008. Because November 10th fell on a Saturday, the expiration date was extended to November 12th.

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitation, for the extension of time limits on an approved project where circumstances have not changed.

IV. RECOMMENDATION/FINDINGS

The applicant has worked diligently toward recordation of the Map and construction of the improvements on site. The project continues to conform to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Staff Hearing Officer approve the 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.

Exhibits:

- A. Planning Commission Resolution of Approval 070-05, dated November 10, 2007
- B. Applicant's letter, dated 12 November, 2007
- C. Site Plan



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 070-05

522 E. SOLA STREET

TENTATIVE SUBDIVISION MAP, CONDOMINIUM CONVERSION PERMIT

NOVEMBER 10, 2005

APPLICATION OF JEFF SHELTON, ARCHITECT FOR STEVE GOWLER (PROPERTY OWNER), 522 E. SOLA STREET, 029-091-006, R-2, TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00063)

The project consists of a proposal to convert an existing single-family residence and a new unit currently under construction to two condominium units. The lot is currently developed with a three-bedroom 1,444 square foot residence (Unit 1), which includes a permitted addition and attached two-car garage currently under construction. Newly proposed is the expansion of the addition to Unit 1 by 131 square feet. The second unit (Unit 2) is a two-story two-bedroom 1,560 square foot unit that is also currently under construction. Parking for this unit would be provided within a newly proposed one-car garage and one uncovered space. A Modification was previously granted to allow a portion of Unit 2's second story to encroach into the required open yard area. The discretionary applications required for this project are:

1. Tentative Subdivision Map for a one-lot subdivision for the conversion of two (2) residential units into condominium units (SBMC§27.07); and
2. Condominium Conversion Permit to convert two (2) residential units to two (2) condominium units (SBMC§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 15315 (minor land divisions) and Section 15303 (construction and conversion of small structures).

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 or in opposition to the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 10, 2005
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. **THE TENTATIVE MAP (SBMC §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 and additions, 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 will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

B. **NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)**

1. There is compliance with all provisions of the City's Condominium Ordinance.
The project complies with density, parking, storage, laundry facilities, separate utility metering, adequate unit size and outdoor living space requirements.
2. The proposed development is consistent with the General Plan of the City of Santa Barbara.
The project is consistent with applicable policies of the City's General Plan, including the Housing Element, Conservation Element, Noise Element and Land Use Element.
3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.
The project is an infill residential project proposed in a primarily residential area where residential is a permitted use. The project is adequately served by a public street, will provide adequate parking to meet the demands of the project and will not result in measurable traffic impacts. Adequate park facilities exist nearby, and the project would not adversely impact other community resources, such as water, sewer, police, fire, schools and parks. Environmental review of the project determined that no significant environmental effects would result from the project. The design has been reviewed by the City's Architectural Board of Review, which found the architecture, density, and landscaping appropriate.

C. **CONDOMINIUM CONVERSION (SBMC §28.88.120)**

1. All provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety, and general welfare of the community.
2. The proposed conversion is consistent with the General Plan of the City of Santa Barbara and with the density requirement of its Land Use Element.
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 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.
5. The units have not been "affordable rental units" therefore; affordability restrictions do not apply to the project.
6. The project is exempt from the provisions of Section 28.88.130 because the project consists of fewer than four units.
7. The Applicant has declared that the existing residence is owner-occupied and therefore, no tenants occupy the units.

II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or 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" which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director, which shall be recorded in the Office of the County Recorder:
 1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The 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.
 4. **Allowed Development.** The development of the Real Property approved by the Planning Commission on November 10, 2005 is limited to two residential condominiums 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.
 5. **Required Private Covenants.** 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 all of the following:

- a. **Common Area Maintenance.** 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.
 - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
 - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
6. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.
- B. **Design Review.** The following are subject to the review and approval of the Architectural Board of Review (ABR) prior to the issuance of a building permit or public works permit (as applicable):
1. **Landscape Plan.** Landscape Plan shall include reduction of the hedge at the rear of the property to increase light into the rear unit.
 2. **Pedestrian Access.** Provide a pedestrian friendly path along the driveway to the rear unit. Consider continuing brick paving toward the rear unit.
- C. **Public Works Submittal Prior to Building or Public Works Permit Issuance.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building or Public Works Permit for the project:
1. **Sola Street Public Improvement Plans.** Improvement plans for construction of improvements on Sola Street. As determined by the Public Works Department, the improvements shall include but not be limited to curbs, gutters, sidewalks, asphalt/concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, traffic signals, pavement striping and marking, curb sandblasting and/or painting and stenciling, sewer system, water system, and adequate positive drainage. The improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer.

2. **Contractor Stamp Preservation.** Any existing contractor stamps in the sidewalks, driveway aprons and curbs shall be preserved and protected in place or reset during all construction, to the satisfaction of the Public Works Department.
 3. **Storm Water Quality Control.** The Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.
- D. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:
1. **Design Review Requirements Included on Plans:** Plan submitted for building permits shall show all design elements, as approved by Architectural Board of Review.
 2. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.
- If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.
- If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all

further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

3. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 8:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's Day	January 1 st *
Martin Luther King's Birthday	3 rd Monday in January
Presidents' Day	3 rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 th *
Labor Day	1 st Monday in September
Thanksgiving Day	4 th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25 th *

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work at night, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in SBMC § 9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

4. **Conditions on Plans/Signatures.** 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.

- E. **Public Works Submittal Prior to Parcel Map Approval and Recordation.** Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to approval of the Parcel Map:
1. **Building Permit Required for Conversion.** Evidence that a conversion permit has been issued for the conversion of the two units to two condominiums.
 2. **Water Rights Assignment.** Owners 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.
 3. **Parcel Map Preparation.** Owners 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.
 4. **Public Improvement Agreement.** Owners shall enter into an Agreement for Land Development Improvements with the City and provide associated securities. Pursuant to the provisions of Section 27.09.070 of the Municipal Code, if any public improvement required as a condition of approval of the Tentative Subdivision Map has not been completed and accepted by the City prior to approval of the Parcel Map, Owner shall enter into an agreement with the City by which Owner shall promise to complete all required public improvements.
- F. **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 Parcel Map.**
 2. **Repair Damaged Public Improvements.** 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 a qualified Arborist.

3. **Complete Public Improvements.** Public improvements as shown in the improvement/building plans.
 4. **Utilities Undergrounded.** Place utilities underground from the transmission source and within the Real Property.
- G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP (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. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code section 27.07.110 or the provisions of the California Subdivision Map Act.

This motion was passed and adopted on the 10th day of November, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 1 ABSENT: 1

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.

PLANNING COMMISSION RESOLUTION No. 070-05
522 E. SOLA STREET
NOVEMBER 10, 2005
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Deana McMillion, Administrative/Clerical Supervisor

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.

JEFF SHELTON
ARCHITECT
519 FIG AVE
SANTA BARBARA
965-8812

To: Bettie Weiss
Staff Hearing Officer
Planning & Development Department
City of Santa Barbara
Santa Barbara, California 93101

November 12, 2007

Re: Parcel Map Submittal Extension Request
Condominium Conversion
Gowler Residence
522 E. Sola Street
Santa Barbara, California 93101

Bettie-

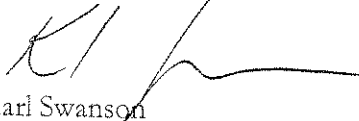
Please find herein our request for a time extension relative to submittal of the Parcel Map required for the above listed project. The request is for an extension to 12/31/07 or thereafter.

This submittal requirement is per City of Santa Barbara Planning Commission Resolution No. 070-05, dated November 10, 2005. The project is being reviewed within Condominium Conversion Permit #BLD2006-00816.

Current status of said permit is Corrections to 2nd Resubmittal. Contained therein are three correction items:

1. Submittal of Parcel Map and Agreements for execution and recordation
 2. Various open permits to be given final approval
 3. PBW required for work in Public ROW
- #1 can be satisfied by 12/1/07 with the above-requested time extension.
 - #2 approaches completion at the jobsite.
 - #3 has been completed with the PW Department.

Please find this request satisfactory for the sole purpose of submitting the required Parcel Map by the above listed extension date.


Kari Swanson
@ Jeff Shelton, Architect

