



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 011-09
824 E. CANON PERDIDO STREET
TIME EXTENSION
FEBRUARY 25, 2009

APPLICATION OF LARRY THOMPSON, ARCHITECT FOR JAMES AND CARLA GALLY, 824 E. CANON PERDIDO STREET, APN 031-042-007, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00504)

The proposal is a request for a three-year extension of the expiration date of the Tentative Subdivision Map approved by the Staff Hearing Officer on November 8, 2006. The project approved by the Staff Hearing Officer consists of the demolition of a 400 square foot garage and the construction of four new residential condominiums on a lot of approximately, 8,053 square feet in the C-2 zone. The project contains one 1,297 square foot two-bedroom unit, and three 842 square foot one-bedroom units. Parking would be provided within four attached two and one-car garages. A Modification is required to allow the roof deck of Unit D to encroach into the required ten-foot second story rear yard setback. The project is processing concurrently with the development of the adjacent property to the south (822 E. Canon Perdido Street) with shared easements for access drive and utilities. The adjacent property is under a separate application for the development of four residential condominiums.

The discretionary applications approved for this project by the Staff Hearing Officer were:

1. A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC §27.07 and 27.13);
2. Modification to allow the roof deck for Unit D to encroach into the required ten-foot second story rear yard setback (SBMC §28.21.060).

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

1. Staff Report with Attachments, February 18, 2009.
2. Correspondence received expressing concern of project:
Paula Westbury, 650 Miramonte Drive

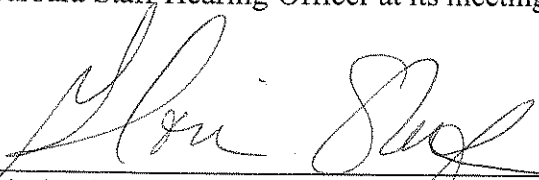
NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the three-year time extension, to November 8, 2012, for the Tentative Subdivision Map and Modification, subject to the original conditions of approval included in Staff Hearing Officer Resolution No. 078-06.

STAFF HEARING OFFICER RESOLUTION No. 011-09
824 E. CANON PERDIDIO STREET
FEBRUARY 25, 2009
PAGE 2

This motion was passed and adopted on the 25th day of March, 2009 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.



Gloria Shafer, Staff Hearing Officer Secretary

2-27-2009
Date