



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 26, 2010
AGENDA DATE: June 2, 2010
PROJECT ADDRESS: 321 E. Canon Perdido Street (MST2009-00220)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Kelly Brodison, Assistant Planner

I. PROJECT DESCRIPTION

The proposed project involves the conversion of an existing four-bedroom two-story residence into two condominiums on a 7,900 square foot parcel adjacent to El Caserio. Unit A will be a 1,671 square foot two-bedroom condominium with a 392 square foot two-car garage and a 281 square foot one-car garage. Unit B will be a 1,289 square foot two-bedroom condominium with a 424 square foot two-car carport. The proposed exterior alterations include enclosing a 145 square foot open deck, constructing 665 square feet of roof deck and a new exterior stairway.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert one (1) existing residential unit to two (2) condominium units (SBMC 28.88).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the Tentative Map, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE: April 23, 2010
DATE ACTION REQUIRED PER MAP ACT: July 12, 2010

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jeff Shelton	Property Owner: John Terrell
Parcel Number: 029-301-019	Lot Area: 7,920 sq. ft.
General Plan: Commerce: Office, Residential	Zoning: C-2 Commercial Zone
Existing Use: Single Family Residence	Topography: ~12%
Adjacent Land Uses:	
North – Residential South – Commercial	East - Residential West - Commercial

B. PROJECT STATISTICS

	Unit 1	Unit 2
Living Area (sq. ft.)	1,671	1,233
Garage and Carport	673	424
Total	2,344	1,657

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10'	10'	10'
-Interior	6'	6'	6'
-Rear	6'	6'	6'
Building Height	60'	22'	No Change
Parking	4	5	No Change
Lot Area Required for Each Unit (Variable Density)	2 bedrooms=2,320 sq. ft. (Or 3 units allowed on a lot between 7,000 and 13,999 sq. ft.)	N/A	(2) <u>2,320 sq. ft.</u> Req'd = 4,640 sq. ft.
10% Open Space	795 sq.ft.	N/A	952 sq. ft.
Common Open Yard	225 sq.ft.	N/A	290 sq. ft.
Private Outdoor Living Space	140 sq. ft. 1st floor 84 sq. ft. 2 nd floor	N/A	Unit A = 259 sq. ft. Unit B = 375 sq. ft
Lot Coverage			
-Building	N/A	3,986 sq. ft. 50%	3,986 sq. ft. 50%
-Paving/Driveway	N/A	2,260 sq. ft. 29%	2,320 sq. ft. 30%
-Landscaping	N/A	1,674 sq. ft. 21%	1,614 sq. ft. 20%

The Condominium Conversion Ordinance (SBMC 28.88.030) requires that all buildings sought to be converted be in compliance with the Zoning Ordinance and the goals and policies of the General Plan, or legally nonconforming therewith. Residential projects in the C-2 Commercial Zone must comply with the provisions of the R-4 Multiple Family Residential Zone. The proposed condominium conversion would meet those requirements including setbacks, outdoor living space and building height.

Inclusionary Housing Ordinance

Condominium Conversions of fewer than 10 units are subject to the Inclusionary Housing Ordinance Fee of \$18,000.00 per unit (28.43.070.D). The total square footage for Unit 1 is 1,671 and Unit 2 is 1,233 and the average unit size is 1,452 square feet. Therefore, the average unit size is between 1,400 and 1,699 square feet and the in-lieu fee shall be reduced by 15%. Without the reduction, the in-lieu fee for the project would be \$18,000.00. A 15% reduction will result in a required in lieu fee of \$15,300.00 which shall be paid prior to recordation of the Final Subdivision Map.

VI. PROJECT HISTORY

The original single family home was constructed on this property in 1984 and subsequently in 1992 an additional residence was added to the site. The property was being used as a duplex until a more recent permitted alteration in 2006 added a stairway to join the two units as one unit. Since that time, the property has served used as a single family residence.

VII. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Historic Landmarks Commission (HLC) on July 22, 2009 (meeting minutes are attached as Exhibit D). The HLC supported the proposal and forwarded the project on to the Staff Hearing Officer. The project is also scheduled for a continued Conceptual Review at the HLC Full Board on May 26, 2010. Subsequent to an approval by the Staff Hearing Officer for the Condominium Conversion and the Tentative Subdivision Map, the project will return to the HLC for Preliminary and Final approval.

B. PHYSICAL STANDARDS FOR CONDOMINIUM CONVERSIONS

In addition to the requirements of the zone in which a project is located, physical standards are required for all condominium conversion projects per SBMC 28.88.040. The project would meet the parking standard of four parking spaces by providing four conforming covered spaces and one additional non-conforming parking space. Separate storage areas are provided for each unit, meeting the minimum of at least 200 cubic feet, accessible from the parking spaces. Separate utility meters would be provided for each unit. Laundry facilities are located within each unit. The project also meets the minimum requirements for density and unit size and open space.

For Unit A, in order to provide the required parking, the workbench will be removed from the front of the single-car garage in order to provide the minimum required parking clearance of

10.5' x 20'. Also, there is a non-conforming, two-car garage which will provide a second covered parking space for Unit A. There is a wall in the two-car garage that acted as the stairway to the lower level in the existing residence which will be removed and the minimum width stairs will be constructed straight into the garage. This wall encroaches into the minimum required parking clearance of 20' x 20'. Although this garage can physically accommodate two cars, it does not meet the minimum dimensions of 20' x 20' and will therefore only qualify as one covered parking space. For Unit B, there is an existing two-car carport which will provide the two required covered parking spaces.

In order to provide the required private outdoor living space, the proposal includes construction a roof deck for the front unit (Unit B). A second roof deck is also proposed to provide the required 225 square feet of common open area. This project complies with the minimum required dimensions 15' x 15' by providing a 14' wide deck with an approximately 1.5' wide seat wall.

The owners have demonstrated that the unit is owner occupied and therefore, 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.

C. COMPLIANCE WITH THE GENERAL PLAN

Before a condominium conversion project and a tentative subdivision map can be approved, both must be found consistent with the City's General Plan.

Land Use Element: The project is located within the Laguna Neighborhood described in the Land Use Element, and has a General Plan land use designation of Commerce: Office/Residential. This neighborhood is described as a residential area in its eastern and northern portions with single-family dwellings, duplexes, and higher-density multiple units interspersed throughout the neighborhood. On the west, as it merges into downtown, mixed residential and commercial uses appear. Because it is within walking distance to both the Central Core and the industrial areas, which compose the City's major employment center, Laguna's conversion into duplex and multiple dwellings is appropriate. Although the southern portion of this area is zoned C-2, very few commercial developments have occurred. The General Plan proposes the development of this area for residential uses stating that this would be in the best interest of the City as a whole, and also in the best interests of the individual property owners in the area. This area is within walking distance to both the State Street and Milpas Street commercial areas, the local High School and Junior School as well as elementary schools and Alameda Park.

Housing Element: Santa Barbara has very little vacant or available land for new residential development and therefore, City housing policies support build out of infill housing units in the City's urban areas where individual projects are deemed appropriate and compatible. The condominium conversion would provide for homeowner opportunities in a neighborhood with near proximity to schools, parks and commercial areas.

A goal of the Housing Element is to assist in the production of new housing opportunities through the public and private sector, which vary sufficiently in type and affordability to meet

the needs of all economic and social groups. The proposed project contains relatively modest unit sizes. The proposed residential units would not be restricted to low-or moderate-income households because the historical rental rates of the units do not merit affordability requirements and the existing residence has been owner-occupied for the last 5 years.

D. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301, Existing Facilities, for the division of existing multiple-family residences into common interest ownership.

VIII. FINDINGS

The Staff Hearing Officer finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the variable density provisions of the Municipal Code and the General Plan of the city of Santa Barbara as described in Section VII.C. of the Staff Report. The existing structure and proposed improvements are physically suitable for the proposed development as described in Section VII.B, and the proposed use is consistent with the vision for this neighborhood of the General Plan as discussed in Section C of the Staff Report. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

B. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

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 as indicated in the Zoning Ordinance Consistency chart in Section V of the Staff Report and in Section VII.B., above. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
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 as discussed in Section VII.C., above.
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 because no modifications are requested and it meets the requirements of the C-2 and R-3/R-4 Zones.
4. There are two new decks which are proposed for construction which will provide the private open space for one of the units and will provide the common open yard for the project site. These decks will enhance the existing structures

as described in Section VII.B., above. 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 existing residence on site has been owner occupied. Therefore, mitigation of impacts to the City's low and moderate income housing supply is not required and the applicant has not engaged in coercive retaliatory action regarding any tenants after the submittal of the first application for City review through the date of approval.
6. The project is exempt from the provisions of Section 28.88.130 because the project consists of fewer than five units.

Exhibits:

- A. Conditions of Approval
- B. Tentative Map and project plans
- C. Applicant's letter, dated March 24, 2010
- D. HLC Minutes

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

321 E CANON PERDIDO STREET
TENTATIVE SUBDIVISION MAP, CONDOMINIUM CONVERSION PERMIT,
JUNE 2, 2010

- I. In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:
- A. **Notice of Approval of Condominium Conversion.** Owner shall provide evidence of delivery of written notice of the condominium conversion approval to the Community Development Department within 15 days of the approval of said conversion. The content of such notice shall include an explanation of any conditions of approval that affect the tenants.
- B. **Design Review.** The project is subject to the review and approval of the Historic Landmarks Commission (HLC). The HLC shall not grant preliminary approval of the project until the following Staff Hearing Officer land use conditions have been satisfied.
1. **Useable Common Open Space.** Adequate usable common open space shall be provided in a location accessible by all units within the development.
 2. **Common Open Area.** This project shall provide the required common open area of 225 sq. ft. (minimum dimensions of 15' x 15') by providing a 14' wide deck with an approximately 1.5' wide seat wall.
 3. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- C. **Recorded Conditions Agreement.** The Owner shall execute 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 Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on TBD is limited to two (2) condominium units and the improvements shown on the Tentative Subdivision Map, including a 145 square foot second story addition and two new roof decks, by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
 2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.

4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement. The following tree protection measures shall be included:
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. 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.
6. **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 in Private CC&Rs for the residential condominiums:
 - 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 units.
 - 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. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
 - e. **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.
- D. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map:
- 1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
 - 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff will prepare said agreement for the Owner's signature.
 - 3. **Required Private Covenants.** The Owner shall submit a copy of the draft private covenants, reciprocal easement agreement, or similar private agreements required for the project.
 - 4. **E. Canon Perdido Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on E. Canon Perdido Street. As determined by the Public Works Department, the improvements shall be the following: *saw-cut and replace all cracked and/or uplifted sidewalk, construct new driveway apron modified to meet Title 24 requirements, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limit of all trenching (if any), underground service utilities as required by the Municipal Code, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations for installation of curb drain outlets, preserve and/or reset survey monuments and contractor stamps, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.*
 - 5. **Inclusionary Housing Fee.** Evidence shall be submitted that the Owner has paid the required inclusionary housing fee to the Community Development Department.
- E. **Public Works Requirements Prior to Building/Condominium Conversion Permit Issuance.** The Owner shall submit the following, or evidence of completion of the

following to the Public Works Department for review and approval, prior to the issuance of a Building/Condominium Conversion Permit for the project.

1. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works Permit shall be issued concurrently with a Building Permit.
 2. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the 2006 CA MUTCD and the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Public Works Department/Transportation Manager. Construction and storage in the public right-of-way is prohibited during Fiesta in the affected areas (around McKenzie Park, Downtown and Waterfront) and during the Holiday Shopping Season (between Thanksgiving Day and New Years Day) in all commercial shopping areas, including but not limited to Upper State Street, the Mesa shopping area, Downtown and Coast Village Road.
- F. **Community Development Requirements with Building/Condominium Conversion Permit or Public Works Permit Application.** The following shall be submitted with the application for any Building/Condominium Conversion Permit or Public Works Permit and finalized prior to issuance of any Building/Condominium Conversion or Public Works Permit:
1. **Notice of Vacation of Unit.** Each non-purchasing tenant that is not in default shall have not less than 180 days from the date of approval of the conversion to find substitute housing and relocate. This 180-day period may be extended in special cases, as specified in Subsection 28.88.100. E of the Municipal Code.
- G. **Building/Condominium Conversion Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building/Condominium Conversion Permits:
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission outlined in Section B above.
 2. Remove the workbench from the front of the single car garage in order to provide the minimum required parking clearance for Unit A.
 3. Remove the wall in the two-car garage that acted as the stairway to the lower level in the existing configuration and construct minimum width stairs straight into the garage for Unit A.
 4. **Physical Elements Report.** All elements in the Physical Elements Report that have five or fewer years of life remaining shall be repaired or replaced and shown on the plans.
 5. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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 Planning Division grants authorization.

5. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). 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. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 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: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31st
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*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 outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §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.

2. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:

a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.

b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.

- c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
3. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
4. **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 the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. 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.

- F. **Prior to Certificate of Occupancy for the Condominium Conversion Permit.** Prior to issuance of the Certificate of Occupancy for the Condominium Conversion Permit, the Owner of the Real Property shall complete the following:
 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding.
 3. **Physical Elements Report Completion.** All elements in the Physical Elements Report that have five or fewer years of life remaining shall be repaired or replaced.
 4. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided to Building and Safety indicating that the private CC&Rs required in Section E have been recorded. OR Provide a copy of the recorded Private CC&Rs to Building and Safety so the Condominium Conversion Permit can be signed off.
 5. **Exclusive Right to Purchase (Right of First Refusal).** Owner shall provide evidence of the extension to each tenant household of an exclusive right to purchase in accordance with the provisions of Section 66427.1(d) of the Government Code.
 6. **Tenant Displacement Assistance.** Evidence shall be provided that, in the place of the moving expenses specified in SBMC Subsection 28.88.100.g, Owner has provided each tenant household with displacement assistance in accordance with the provisions of Chapter 28.89.
- G. **After Certificate of Occupancy:** The following conditions shall be completed after issuance of the Certificate of Occupancy for the Condominium Conversion Permit has been completed.
1. **Parcel Map Recordation.** The Parcel Map shall not be recorded until the Certificate of Occupancy for the Condominium Conversion Permit has been issued. The following shall be provided prior to Map recordation.
Notice of Parcel Map Approval. Owner shall submit evidence that written notice of approval of the Parcel Map has been provided to each tenant household within 10 days of such approval.
- H. **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 TIME LIMITS:

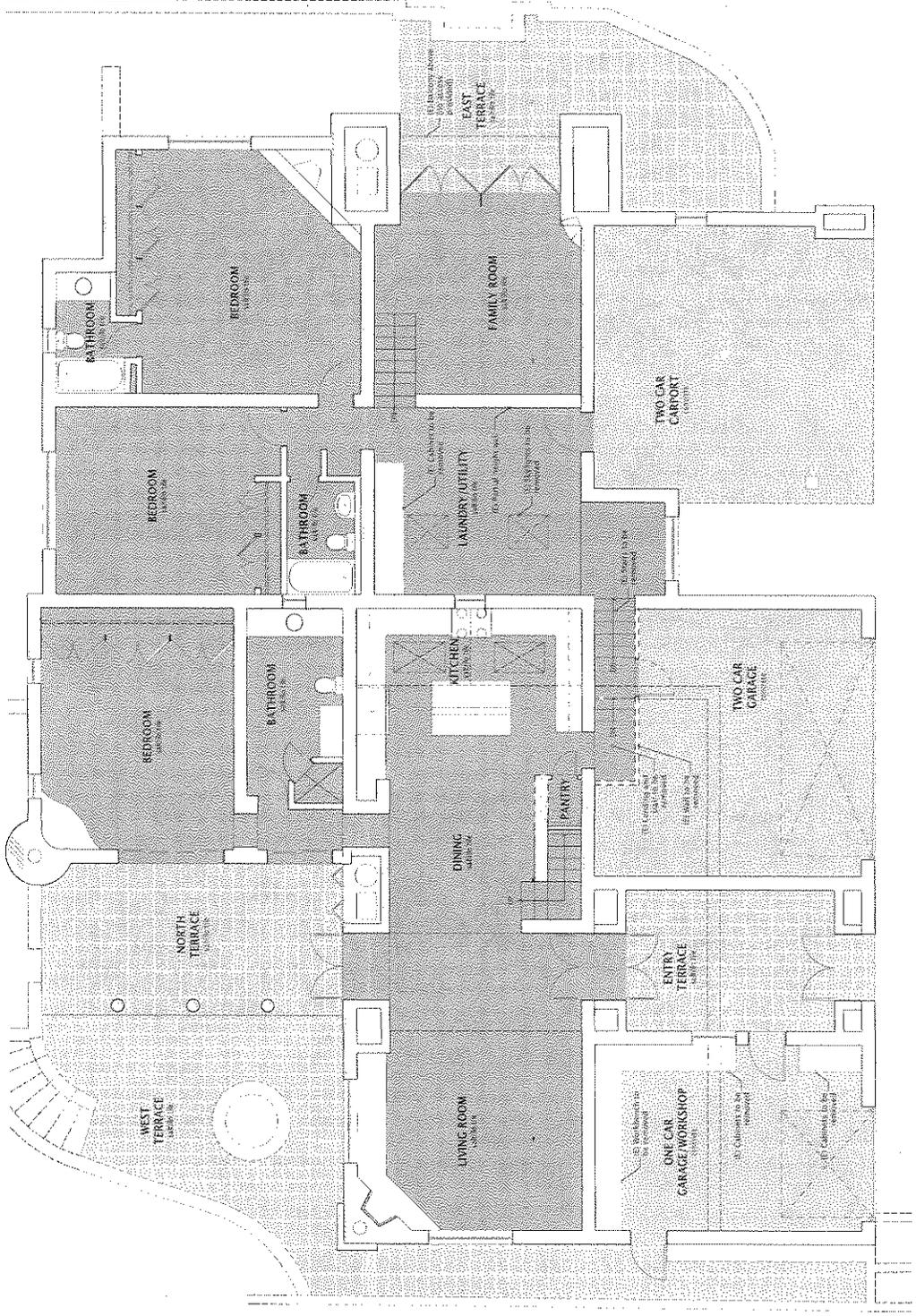
The Staff Hearing Officer's action approving the Tentative Map shall expire three (3) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

Steve Steyer Architecture
 519 714 Ave.
 Santa Barbara
 93108
 953-8812

ISSUED FOR:	DATE:
PERMITS	04-20-09
PERMITS	03-17-10
PERMITS	06-02-10

Prepared for:
 City of Santa Barbara
 LAS TRAMPAS
 323 E. Canon Perdido
 Santa Barbara, CA

(E) ENTRY LEVEL FLOOR PLAN
A1.02



(E) ENTRY LEVEL FLOOR PLAN



STOFF
STATION
ARCHITECT

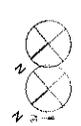
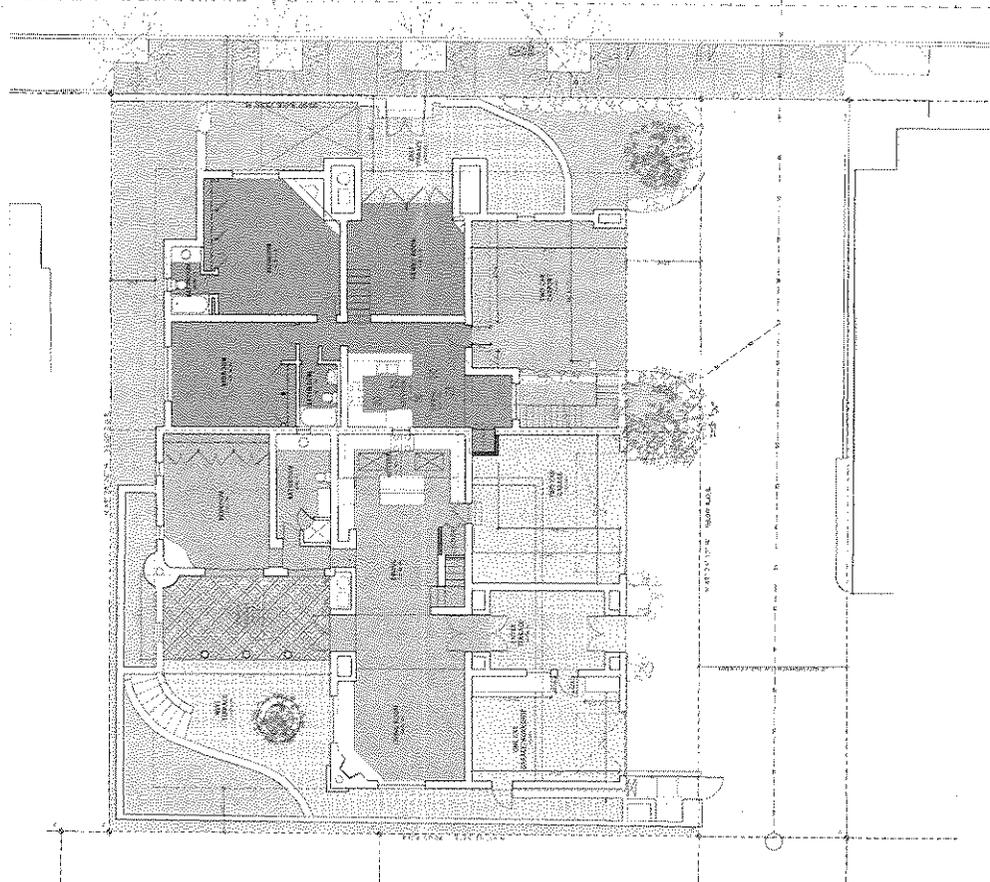
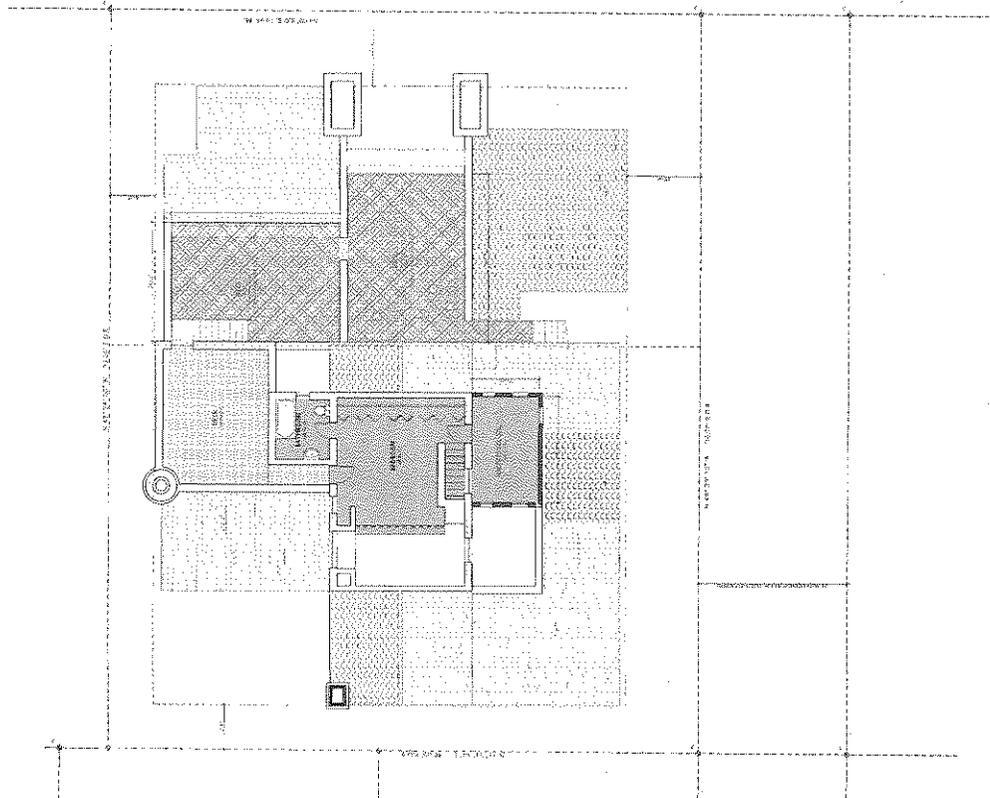
519 FIG AVE.
SANTA BARBARA
93108
965-8812

ISSUED FOR:	DATE:
PART I/II	04-25-09
PART I/III/IV/V	04-15-10
REV	04-22-10

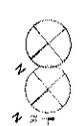
Prepared
for
LAS TRAMPAS
321 E. GALEON PEQUIDE
SANTA BARBARA, CA

PROPOSED SITE/FLOOR PLAN

A1.05



UPPER LEVEL SITE PLAN/FLOOR PLAN



ENTRY LEVEL SITE PLAN/FLOOR PLAN

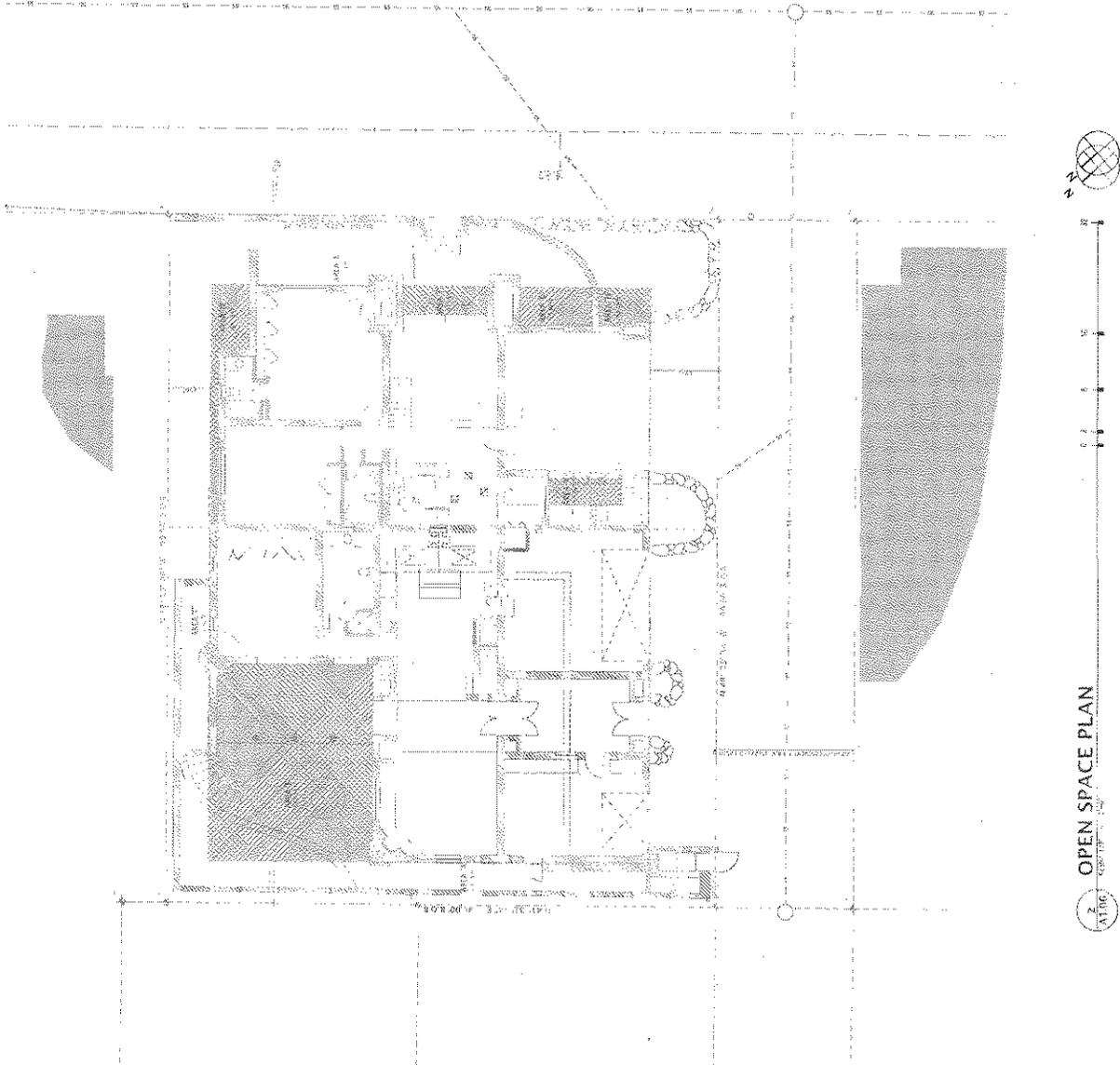
**JOFF
STYLOS
ARCHITECT**
519 FIG AVE.
SANTA BARBARA
93108
955-8872

ISSUED FOR:	DATE
MARK SHEET	04-10-09
DRAW SUBMITTAL	04-13-09
SNO	02-02-10

Prepared
Candler Construction
for
LAS TRAMPAS
321 E. Canon Perdido
Santa Barbara, CA

PROPOSED OPEN SPACE PLAN
A1.06

OPEN YARD AREAS	
SITE AREAS	Gross/Net 7020 s.f.
Parcel Size	
Open Yard Required	12% of Site area or 795 s.f.
Method A	
Open Yard Provided	
Area A	4 s.f.
Area B	666 s.f.
Area C	2 s.f.
Area D	2 s.f.
Area E	2 s.f.
Area F	52 s.f.
Area G	58 s.f.
Area H	43 s.f.
Area I	43 s.f.
TOTAL	952 s.f.
795 s.f. required	
952 s.f. provided	



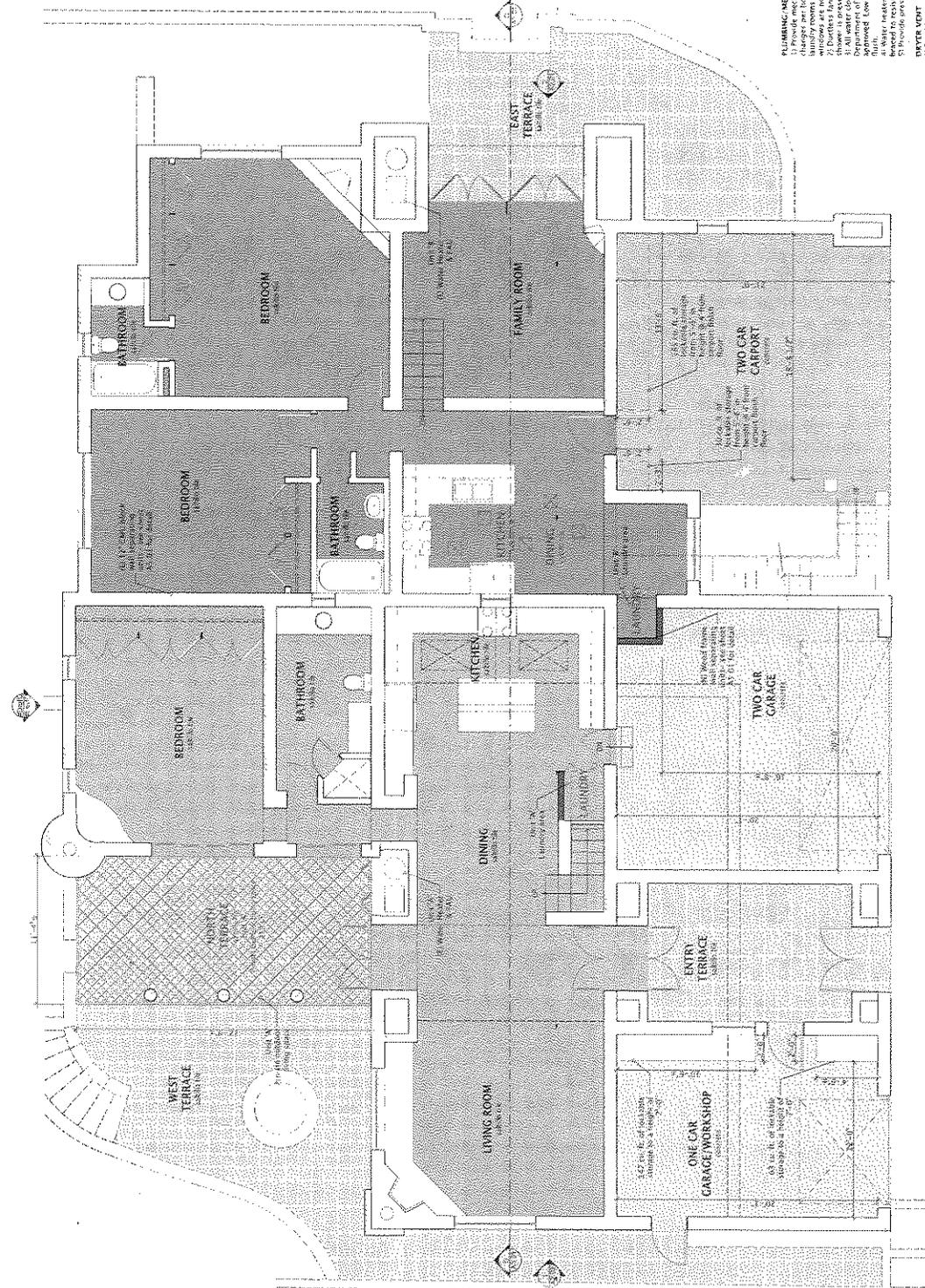
OPEN SPACE PLAN
A1.06

Steve Spletzer Architect
 519 Fig Ave.
 Santa Barbara
 93108
 965-8812

ISSUED FOR:	DATE:
PERMITS	04.20.09
REVISIONS:	03.13.10
NO.	06.22.10

Prepared
 for
LAS TRAMPAS
 321 E. Canon Pacific
 Santa Barbara, CA

PROPOSED ENTRY LEVEL PLAN
A1.07



PLUMBING MECHANICAL NOTES
 1) All plumbing fixtures shall be installed in accordance with the plumbing code of the jurisdiction.
 2) All plumbing fixtures shall be installed in accordance with the plumbing code of the jurisdiction.
 3) All plumbing fixtures shall be installed in accordance with the plumbing code of the jurisdiction.
 4) All plumbing fixtures shall be installed in accordance with the plumbing code of the jurisdiction.
 5) All plumbing fixtures shall be installed in accordance with the plumbing code of the jurisdiction.
 6) All plumbing fixtures shall be installed in accordance with the plumbing code of the jurisdiction.
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 8) All plumbing fixtures shall be installed in accordance with the plumbing code of the jurisdiction.
 9) All plumbing fixtures shall be installed in accordance with the plumbing code of the jurisdiction.
 10) All plumbing fixtures shall be installed in accordance with the plumbing code of the jurisdiction.



PROPOSED ENTRY LEVEL FLOOR PLAN
 0 1 2 3 4 5 6 7 8 9 10

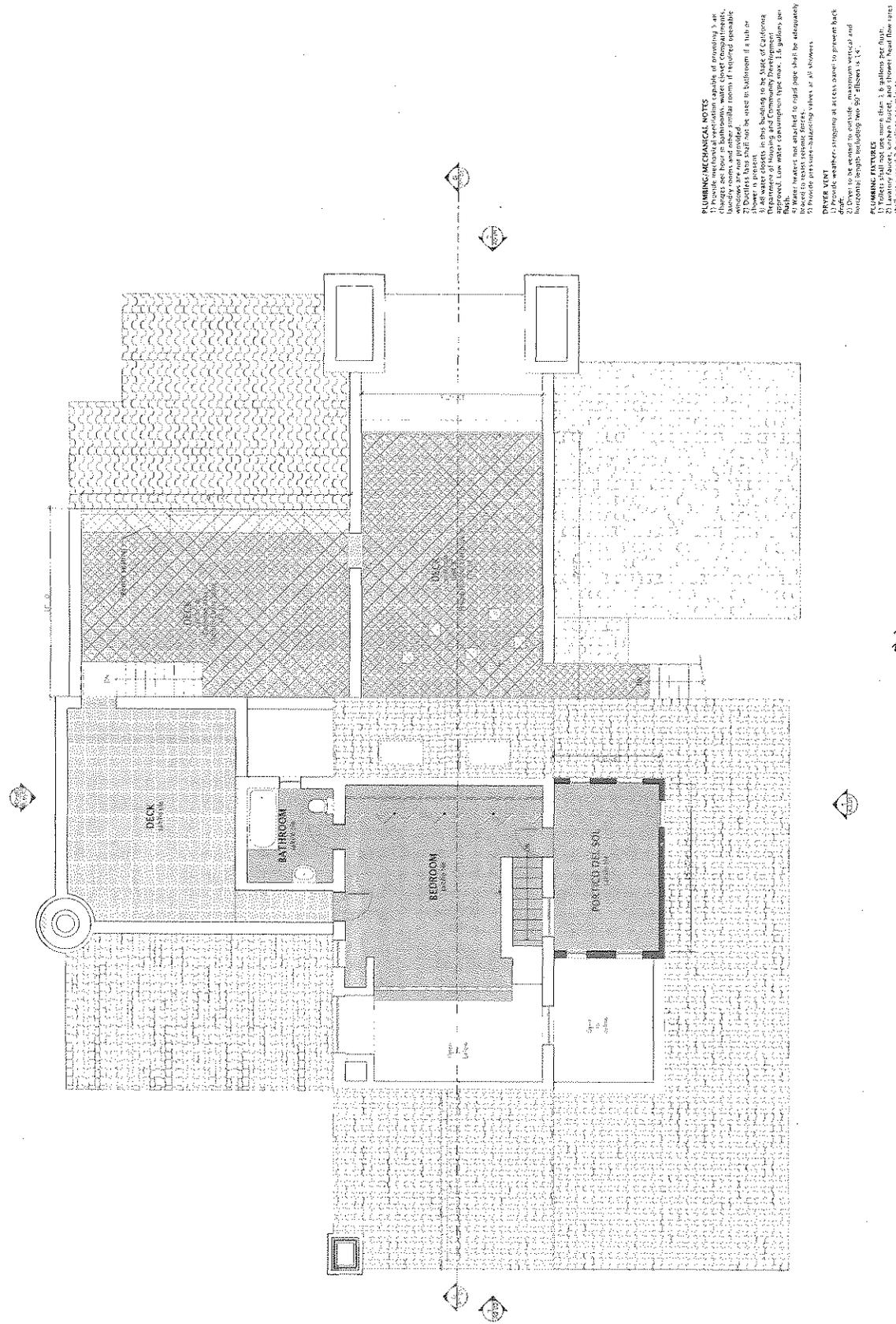




ISSUED FOR:	DATE:
DART FILE	04-10-09
DART RESUBMITTAL	01-17-10
SNO	06-22-10

Prepared by:
 Connor Oversten
 EITP
LAS TRAMPAS
 321 E. Canon Blvd.
 Santa Barbara, CA

PROPOSED UPPER LEVEL PLAN
A1.08



PLUMBING/MECHANICAL NOTES

1. All plumbing fixtures shall be installed in accordance with the applicable code requirements. See floor plan for bathroom, water closet compartments, laundry rooms and other similar rooms if required operable.
2. Shower pan shall not be used in bathroom if a tub or shower is present.
3. All plumbing shall be installed in accordance with the applicable code requirements and the Department of Housing and Community Development approved. Low water consumption type max. 1.6 gallons per flush (gpf) toilets shall be installed in all toilets.
4. Water heaters not attached to rigid pipe shall be adequately supported.
5. See notes on mechanical drawings for all showers.

DRIVE WAY

1. Provide weather stripping at access doors to prevent back draft.
2. Provide weather stripping at exterior minimum 1/2" x 1/2" x 1/2" horizontal length including max 90° elbows A, L.

PLUMBING FIXTURES

1. Toilets shall not use more than 1.6 gallons per flush (gpf).
2. Shower pan shall be installed in accordance with the applicable code requirements and the Department of Housing and Community Development approved. Low water consumption type max. 1.6 gallons per flush (gpf) showers shall be installed.
3. Center valve for showers in tub/shower shall be of the pressure balance or thermostatic mixing valve type.

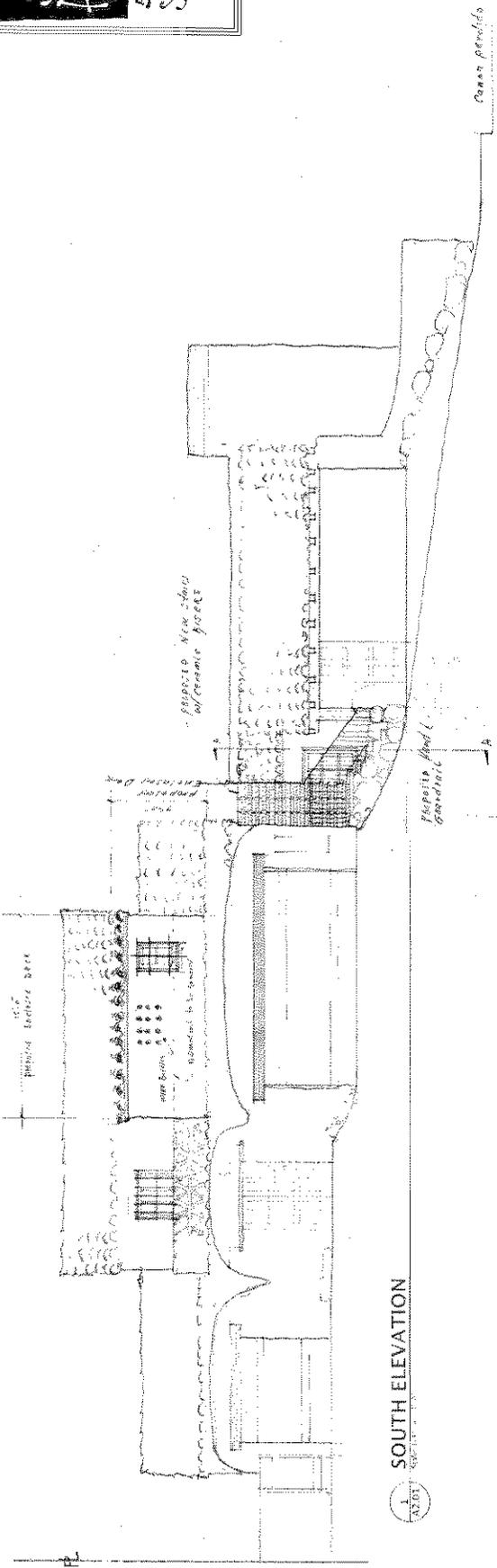
PROPOSED UPPER LEVEL FLOOR PLAN
 A1.08

Steve Steidl Architects
 519 FIG AVE.
 SANTA BARBARA
 93108
 965-8812

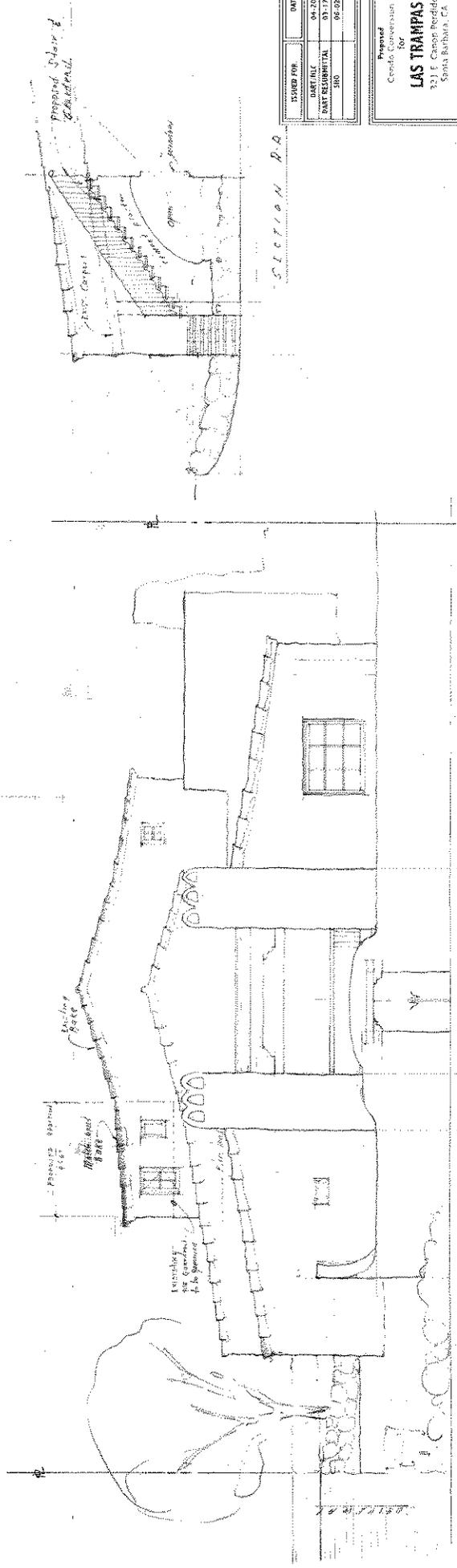
ISSUED FOR:	DATE
DATE FILE	04-20-09
LAST REVISION	03-17-10
SHO	06-02-10

Prepared
 Consulting Architect
LAS TRAMPAS
 321 E. Canon Road
 Santa Barbara, CA

PROPOSED ELEVATIONS
A2.01



1 SOUTH ELEVATION
 A2.01



2 EAST ELEVATION
 A2.01

SECTION A-A

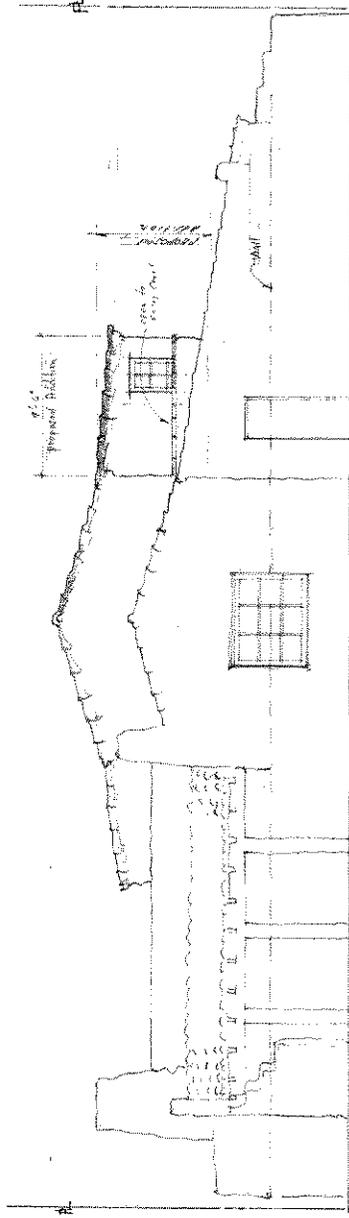
**JOFF
STADY
ARCHITECT**
519 FIG AVE.
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93108
965-8812

ISSUED FOR:	DATE
DATE FILED	06-23-08
DARY REGISTRANT	01-27-10
SUB	06-02-10

Prepared
 Cinto Contreras
LAS TRAMPAS
 321 E. Carbon Pkwy.
 Santa Barbara, CA

PROPOSED ELEVATIONS

A2.02



WEST ELEVATION
 1/4" = 1'-0"

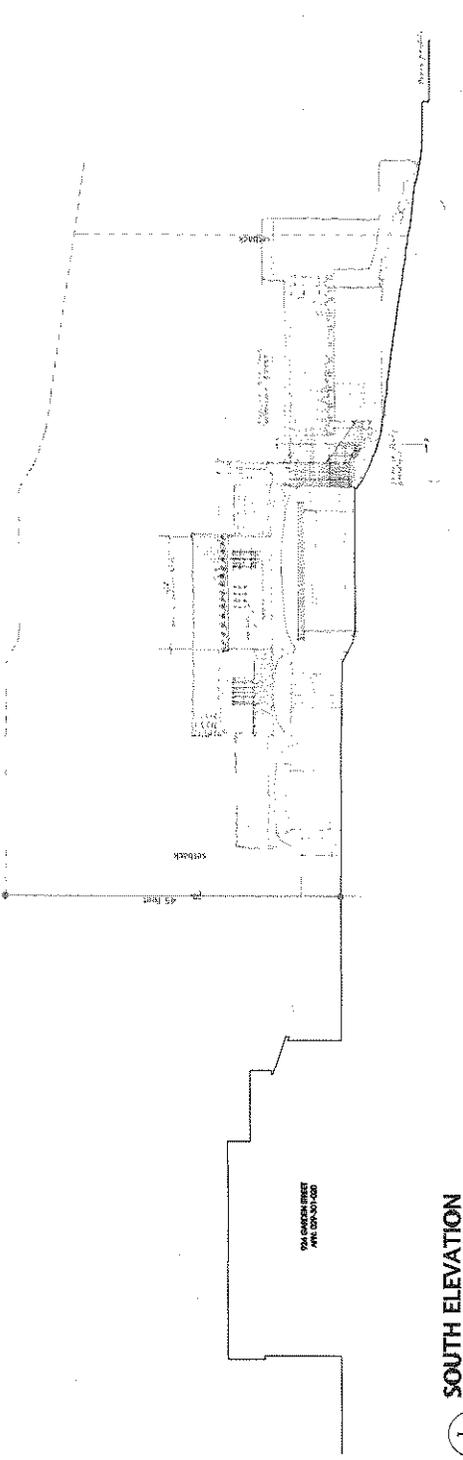
WEST ELEVATION
 1/4" = 1'-0"


 519 FIG AVE.
 SANTA BARBARA
 93108
 265-8872

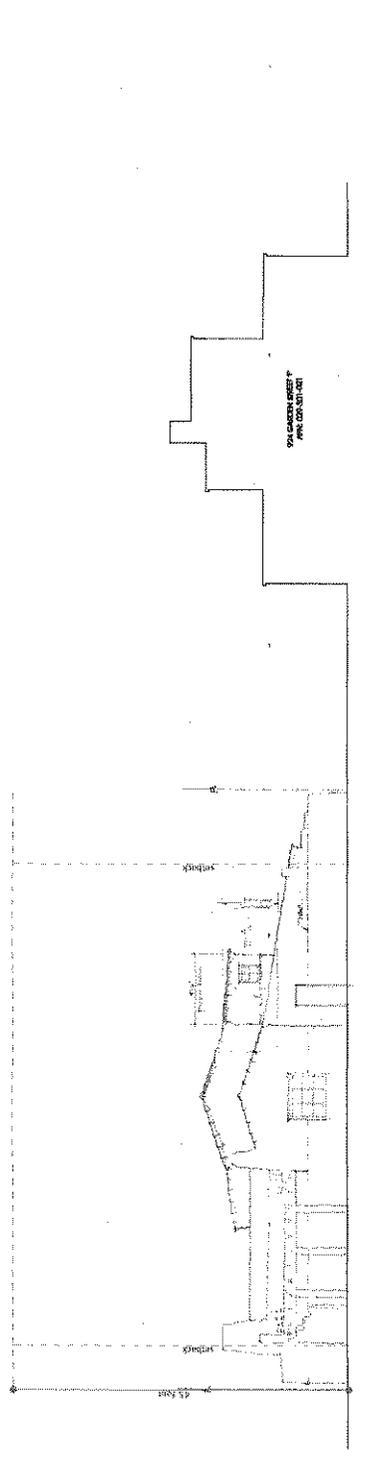
ISSUED FOR	DATE
DATE PLOT	04-20-08
DATE REVISIONAL	03-17-10
SHO	08-24-10

Prepared
 Construction
 for
LAS TRAMPAS
 321 L. Canyon Pkwy
 Santa Barbara, CA

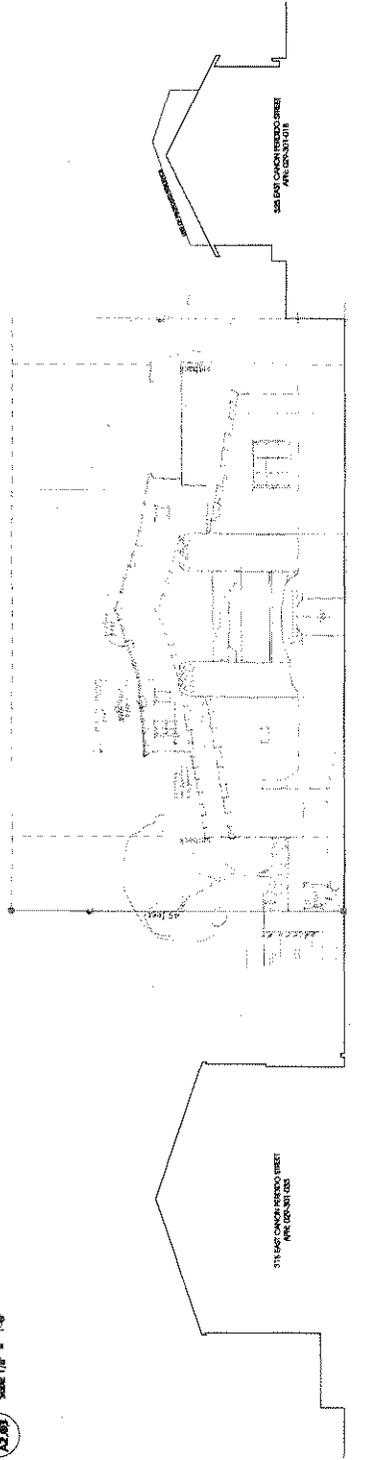
ELEVATIONS WITH CONTEXT
A2.03



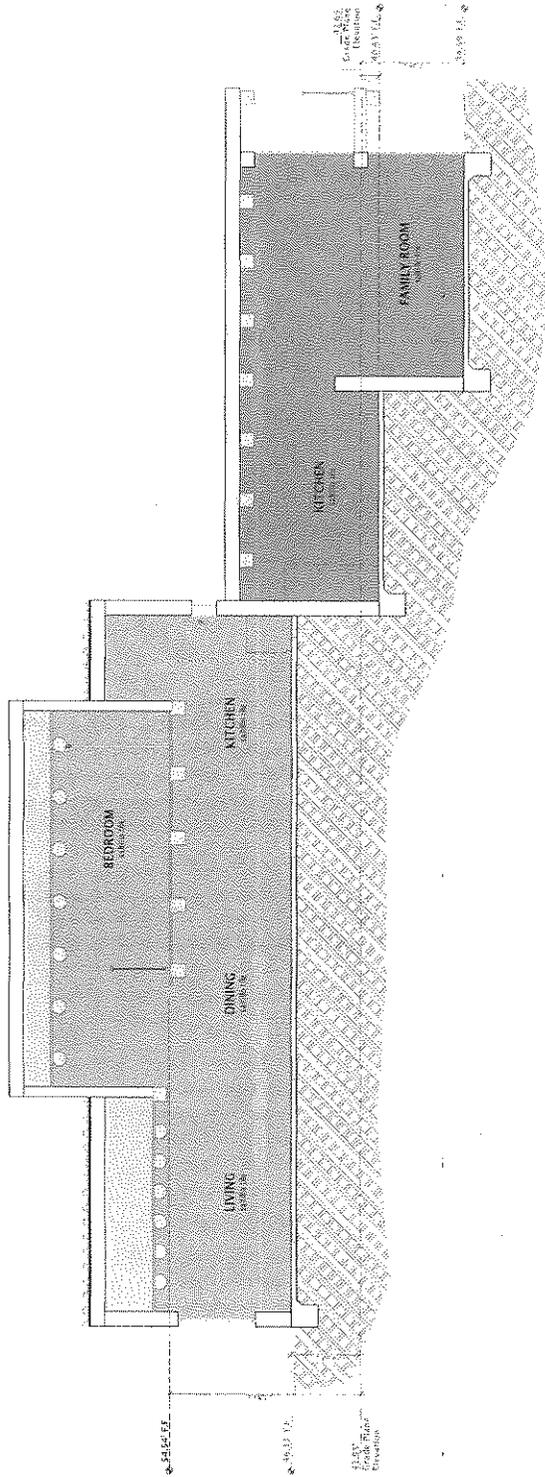
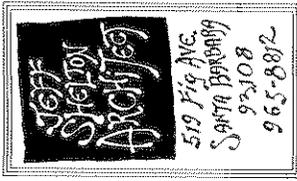
SOUTH ELEVATION
 1
 A2.03
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 1
 A2.03
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 1
 A2.03
 SCALE: 1/8" = 1'-0"

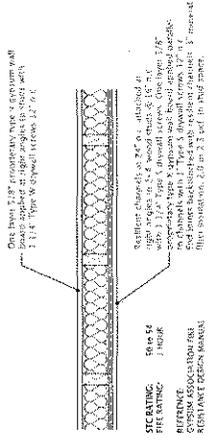


CROSS-SECTION

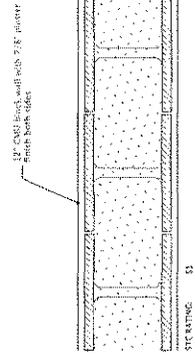
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A3.01

ISSUED FOR:	DATE
DRAWING	04-22-09
PART RESUBMITTAL	03-17-10
SID	06-02-10

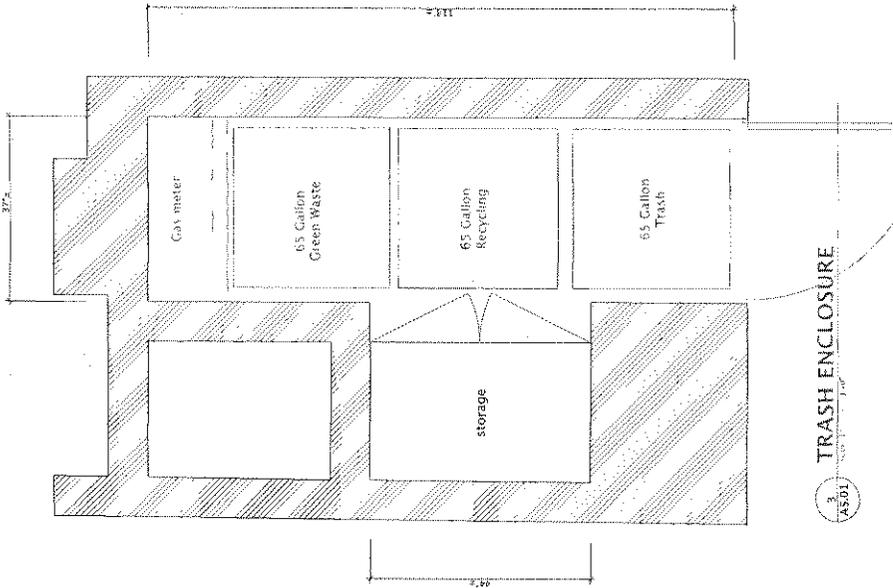
Project Generation for LAS TRAMPAS 323 E. Camino Perdido Santa Barbara, CA	SECTION A3.01
--	-------------------------



1
AS01
NEW WOOD STUD PARTITION



2
AS01
EXISTING 12" CMU WALL



ISSUED FOR	DATE
SMART WALK	04-20-09
PART RESUBMITTAL	01-17-10
SHO	06-02-10

Prepared
for
LAS TRAMPAS
323 E. Canon Perdido
Santa Barbara, CA

PETRIALS
A5.01

ATTENTION:
Staff Hearing Officer

RECEIVED
MAR 24 2010

CITY OF SANTA BARBARA
PLANNING DIVISION

Project Address:
321 E. Canon Perdido
Santa Barbara, CA 93101

APN: 029-301-019



519 FIG AVE.
SANTA BARBARA
93108
965-8812

We are seeking approval for the conversion of an existing four bedroom single family residence to two two bedroom condominiums. We do not see any significant problems limiting the approval of the project. The proposed project will provide an additional private residence without a change in neighborhood character and bedroom density. The proposed conversion will also make more efficient use of the property's C-2/R-3 zoning while also meeting current parking standards. Alteration to the existing structure is limited to minor exterior and interior changes. The 7920 s.f. site currently borders the El Caserio tract although it is not a part of El Caserio proper. As part of a mixed use neighborhood, the adjacent property uses include single family residential to the north, south, east and west with interspersed commercial office space to the south and east. The site is slightly sloped upward from Canon Perdido with an elevation of $\pm 33'$ at the low end to $\pm 45'$ at the high end. No grading is proposed nor is any grading necessary for the conversion. A Single Family Residence was built on the property in 1984. An additional residence was added to the site in 1992 and the property was being used as a duplex until a more recent permitted alteration in 2006 added a stairway to join the two units as one unit. Since that time the property has been used as a Single Family Residence. Parking is currently served by a 337 s.f. one car garage, a 413 s.f. two car garage and a 424 s.f. two car carport. The proposed conversion will also include alterations to an existing deck, roof and laundry/utility room. The existing 145 s.f. south deck at the upper level will be enclosed to create a sun porch. The existing roof over the current laundry/utility space will be converted to a 375 s.f. roof deck to serve as the P.O.L.S. for unit 'B'. The adjacent deck over the north bedroom will provide the 290 s.f. of Common Area. Additionally, an existing stairway, linking the existing kitchen to the utility room, will be removed to bring the garage into conformance with current parking standards. This alteration will result in 37 s.f. being removed from the proposed Unit 'A' living space and transferred to the unit 'A' two car garage. The current laundry/utility space is proposed to be converted to a kitchen and dining room. It is anticipated that the combined demolition and construction activities will last for duration of 6-9 months. Because of the limited amount of new construction being proposed it is anticipated that there will be limited task specific mobile equipment required to complete the project. A small work crew with traditional tools for residential construction will be required for the proposed alterations. As mentioned above, in order to bring the parking into conformance with current standards, the existing interior stair will be removed. Existing landscaping and hardscaping will not be altered as part of the proposed conversion nor are any trees being removed as part of the proposed conversion and alterations. Exterior lighting may be added as part of our required conformance to the California Building Code. Geotechnical reports have not been prepared for the site nor have any resource studies or constraint studies. As stated earlier, we do not see any significant problems limiting the approval of the project considering that the existing character and/or density of neighborhood will not be altered by the proposed condominium conversion.



HISTORIC LANDMARK COMMISSION
CASE SUMMARY

MST2009-00220

R-MINOR ADDITION 321 E CANON PERDIDO ST

Page: 1

Project Description:

This is a revised project description: Proposal for a condominium conversion of an existing two-story duplex and exterior alterations including the enclosure of a 133 square foot open deck, construction of a new 380 square foot, second floor deck, and the addition of a 326 square foot roof deck. Also proposed on this 7,900 square foot parcel adjacent to El Caserio is a new exterior stairway. Staff Hearing Officer approval is requested for the condominium conversion.

Activities:

5/26/2010 HLC-Concept Review (Continued)

(Second Concept Review. Comments only; project requires Staff Hearing Officer approval. Note: Initial Concept Review comments were given by Consent reviewer.)

5/13/2010 HLC-Resubmittal Received

Resubmittal received.

7/22/2009 HLC-Notice Prepared-PC/SHO Req

7/22/2009 HLC-Consent (New)

(Comments only; project requires Staff Hearing Officer approval.)

Continued indefinitely to the Staff Hearing Officer with positive comments.

7/1/2009 HLC-FYI/Research

Applicant Mat Gradias submitted letter from owner to Kelly Brodison as part of DART pkg that owners have occupied both units, therefore no TDAO affidavit form is needed. S. Gantz

Activities:

4/30/2009 **HLC-FYI/Research**

Applicant will submit a letter from owner that they are using the duplex as their personal residence so therefore it is TDAO exempt and no tenant labels are required.

4/30/2009 **HLC-Posting Sign Issued**