



City of Santa Barbara

California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 7, 2016
AGENDA DATE: September 14, 2016
PROJECT ADDRESS: 1424 Salinas Place (MST2015-00622)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Beatriz Gularte, Senior Planner *BEG*
 Tony Boughman, Assistant Planner *TB*

I. PROJECT DESCRIPTION

The 8,450 square foot parcel is developed with a one-family dwelling unit of 1,583 net square feet with a 546 net square foot attached garage at the front of the site, and a one-family dwelling unit of 1,896 net square feet with an attached 454 net square foot garage at the rear of the site. The proposed project involves a condominium conversion to convert the two existing detached two-story single-family residential dwellings to a two-unit condominium development. No physical changes to the existing dwelling units or other development on the site are proposed.

II. REQUIRED APPLICATIONS

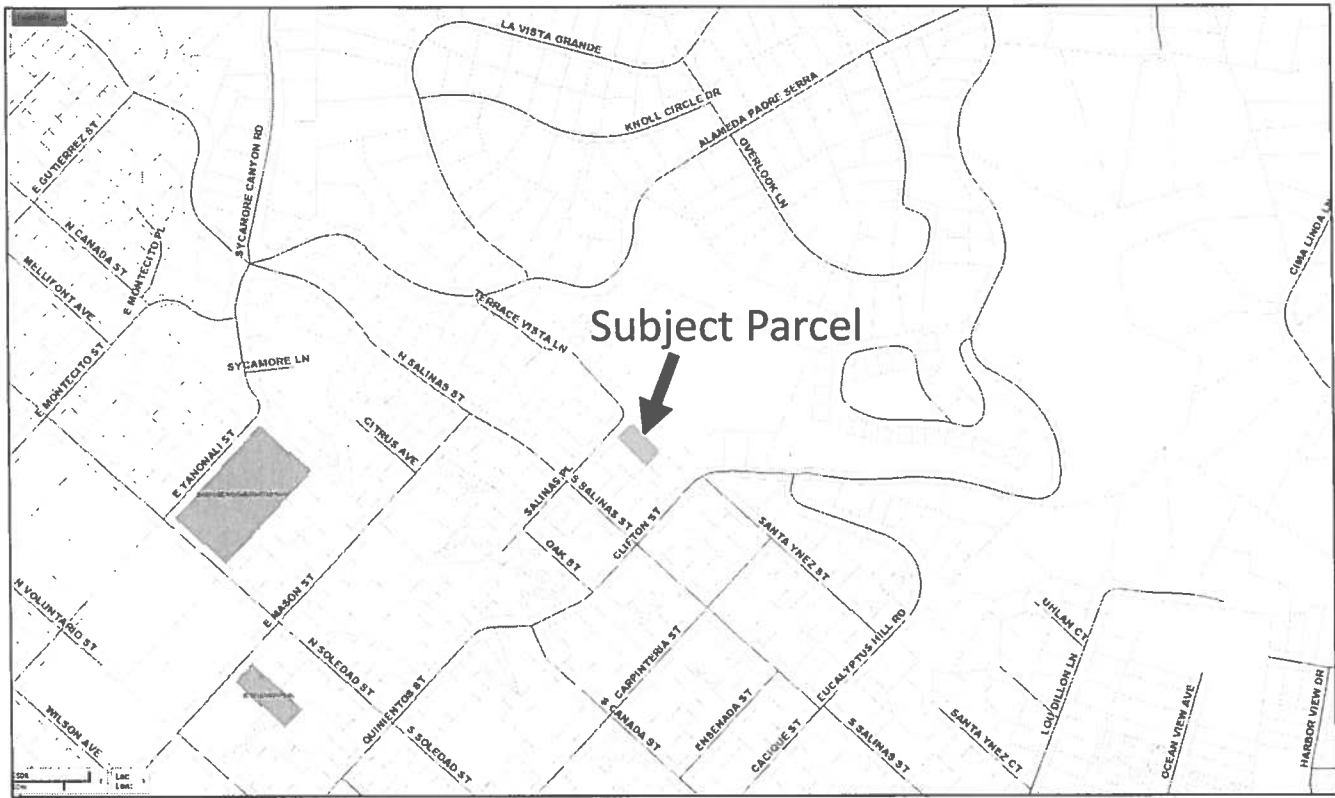
The discretionary applications required for this project are:

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

APPLICATION DEEMED COMPLETE: August 4, 2016
DATE ACTION REQUIRED PER MAP ACT: September 23, 2016

III. RECOMMENDATION

If approved as proposed, the project would conform 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 project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.



1424 Salinas Place vicinity map

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Property Owner:	Martin Munoz		
Site Information			
Parcel Number:	015-223-001	Lot Area:	8,450 square feet
General Plan:	Medium Density Residential	Zoning:	R-2
Existing Use:	Two dwelling units	Topography:	16% slope
Adjacent Land Uses			
North - Residential	East - abandoned City street right-of-way		
South - Residential	West - Residential		

B. PROJECT STATISTICS

	Existing	Proposed
Living Area total	3,479	No change
Garage total	1,000	No change
Accessory Space	none	No change

V. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	15 feet	24 feet	No change
-Interior	6 feet	4.5 feet*	No change
-Rear	6 feet	6 feet	No change
Building Height	30 feet	24 feet	No change
Parking	2 covered/2 uncovered spaces	4 garage spaces	No change
Common Outdoor Living Space	1,268 square feet (15%)	1,269 square feet	No change
Lot Area	10,500 square feet	8,450 square feet*	No change

* Nonconforming

- 1. Nonconforming Residential Density.** The two existing dwellings are nonconforming to residential density due to slope density requirements in the R-2 zone (SBMC §28.18.075.F). The average slope of the lot is greater than 10%; therefore, 1.5 times the minimum lot area of 7,000 square feet is required. Per SBMC §28.87.030.E.1, properties with nonconforming residential density are not allowed to increase residential density, increase floor area (except garages or carports), or increase amount of habitable space. Per SBMC §28.88.030.C, buildings which are nonconforming to the Zoning Ordinance may be converted to condominiums.
- 2. Nonconforming Interior Setback.** The existing front house is nonconforming to the northern interior setback per SBMC §28.18.060.B.1. The project does not require a modification to maintain this setback because no physical changes or intensification of nonconformity is proposed.
- 3. Condominium Conversion Standards.** The two existing dwellings meet the physical standards for condominiums. The dwellings are each larger than 600 square feet, they already have separate utility metering and required parking, laundry facilities are provided inside each dwelling, equipment and appliances are in working order, all physical elements exist in good condition, no refurbishing or restoration of the buildings and site is necessary. The project complies with the physical standards for condominium conversions, as outlined in SBMC §28.88.040.
- 4. Inclusionary Housing Ordinance.** The project is subject to the City's Inclusionary Housing Ordinance (SBMC Chapter 28.43), which implements policies of the Housing Element. The owner will pay the City an in-lieu fee using the base in-lieu fee of \$21,700 per unit (current as of April 4, 2016). Because the average size of the two units is greater than 1,700 square feet, there is no reduction in the base in-lieu fee for small units. Payment of the in-lieu fee is a condition of approval on the project and must be paid prior to recordation of the Parcel Map.

5. **Tenant Protection Provisions.** The required Notice of Intent was given to the tenant of the rear dwelling unit. The front dwelling unit is owner-occupied. Tenant protection provisions such as right to purchase, notice, and moving expenses are required as conditions of approval.

B. GENERAL PLAN CONSISTENCY

Before an application for Condominium Conversion and a Tentative Subdivision Map can be approved, both must be found consistent with the City's General Plan. Based on staff's analysis, the proposed subdivision is consistent with the policies of the City's General Plan.

The project site is located in the Eastside neighborhood, as identified in the Land Use Element of the General Plan and has a land use designation of Medium Density Residential that allows one- and two-family dwellings up to 12 dwelling units per acre. The proposed project would not change the existing density of 10 units per acre, and would offer new home ownership opportunities. Santa Barbara has very little vacant or available land for new infill residential development and, therefore, the City has supported build-out of housing units in the City's urban areas where individual projects are deemed appropriate and compatible. The proposed development would provide for homeowner opportunities in a neighborhood with close proximity to employment and commercial opportunities. 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 two relatively modest sized dwellings.

VI. ENVIRONMENTAL REVIEW

The project involves no physical construction or alteration to the existing development, and poses no adverse environmental effects. Staff has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

VII. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on the Consent Agenda on March 28, 2016 and continued to the Staff Hearing Officer with comments that the project complies with the ABR condominium conversion guideline requirements. Minor changes to the landscape plan were suggested (refer to Exhibit D).

VIII. FINDINGS

The Staff Hearing Officer finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

As described in Section V of the Staff Report, 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 conversion of the existing development because although it is nonconforming to slope density, the existing development is well integrated into the slope with two stories at lower portions of the site and one story at higher portions. The proposed use is consistent with the vision for the Eastside neighborhood of the General Plan and provides ownership opportunity for a moderately priced dwelling. The design of the existing development will not cause substantial environmental damage and associated improvements will not cause serious public health problems.

B. 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 as indicated in the Zoning Consistency chart in Section V above.
2. The proposed conversion is consistent with the General Plan of the city of Santa Barbara and is legally nonconforming with the density requirement of its Land Use Element as discussed in Section V 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 R-2 Zone.
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 proposed conversion has mitigated impacts to the City's low and moderate income housing supply by agreeing to pay an in-lieu fee as required by the Inclusionary Housing Ordinance.
6. The Applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval.
7. The owner notified the tenants about the condominium conversion proposal and informed the tenant of their rights pursuant to SBMC Chapter 28.88. There is a letter in the file demonstrating the appropriate tenant notification.
8. The project is exempt from the provisions for maximum number of conversions per year in Section 28.88.130 because the project consists of fewer than five units.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter
- D. ABR Minutes

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1424 SALINAS PLACE
CONDOMINIUM CONVERSION PERMIT, TENTATIVE SUBDIVISION MAP
SEPTEMBER 14, 2016

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. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Notify tenants of the Condominium Conversion approval.
2. Obtain all required design review approvals.
3. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
4. Obtain a "Physical Standards" Building Permit (BLD) to perform all physical improvements necessary to bring the existing development up to condominium standards.
5. Pay Inclusionary Housing In-Lieu Fee.
6. The "Physical Standards" Building Permit listed above shall be signed off ("finalized") by the Building Division.
7. Apply for a "Condominium Conversion" Building Permit (BLD) pursuant to SBMC §28.88.029 and, concurrently, apply for a Public Works Permit (PBW) for Parcel Map review and approval.
8. Obtain City Council approval of a Parcel Map for the purpose of two condominiums, an Agreement Relating to Subdivision Map Conditions Imposed on Real Property, Agreement Assigning Water Extraction Rights and record said documents concurrently with the Private CC&Rs.
9. Provide evidence of recordation of the Map and Agreements to Building and Safety to receive "Occupancy" status on the Condominium Conversion Building Permit, which is required before the newly subdivided lots or condominiums can be legally sold.

Details on implementation of these steps are provided throughout the conditions of approval.

- B. **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 concurrent with the Parcel Map following completion of any physical improvements required to bring the structure up to Condominium Standards, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on September 14, 2016 is limited to a one lot subdivision for the conversion to condominiums of a one-family dwelling unit of 1,583 net square feet with a 546 net square foot attached garage at the front of the site, and a one-family dwelling unit of 1,896 net square feet with an attached 454 net square foot garage at the rear of the site, and the improvements shown on the Tentative Subdivision Map signed 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 continuation of any historic 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 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, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
 5. **Non-Conforming Residential Density Restrictions.** As of the date of the conversion to condominiums, the two existing dwellings are non-conforming to the R-2 Slope Density requirement in Santa Barbara Municipal Code §28.18.075.F. Average slope between 10 and 20 percent in the R-2 zone requires 1.5 times the required minimum lot area for each dwelling. City archives contain a slope calculation dated March 15, 2007 from Dodson Land Surveying stating the average slope of the lot is 16 percent. With an average slope of 16 percent, the 8,450 square foot lot would allow one dwelling unit. Pursuant to Santa Barbara Municipal Code §28.87.030.E.1, properties with non-conforming residential density are not allowed to increase residential density, increase floor area (except garages or carports), or increase amount of habitable space. Pursuant to Santa Barbara Municipal Code §28.88.030.C, buildings which are legally non-conforming to the Zoning Ordinance may be converted to condominiums. Prospective owners of the condominiums are advised to contact the Community Development Department with any questions about currently applicable restrictions.

6. **Required Private Covenants, Conditions and Restrictions (CC&Rs).** The Owners shall record in the official records of Santa Barbara County either private covenants, conditions and restrictions, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for 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 between the owners of the two condominium units.
 - b. **Homeowners Association.** The homeowners association formation and common area maintenance CC&Rs shall be submitted with the parcel map for review by the Public Works Department and explicitly include all obligations for performance and labor and materials of the existing agreement with the City entitled Encroachment Permit recorded in the Office of the County Recorder, Official Record No. 2006-0067338, City of Santa Barbara, County of Santa Barbara, State of California.
 - c. **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.
 - d. **Parking Space Assignment.** Parking spaces within the project shall be allocated.
 - e. **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. Such Plan shall not be modified unless prior written approval is obtained from the appropriate design review board. If said landscaping is removed for any reason without approval by the appropriate design review board, the owner is responsible for its immediate replacement.
 - f. **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.
 - g. **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.

- C. **Condominium Conversion Ordinance Compliance.** Owner shall comply with the tenant protection provisions of the Condominium Conversion Ordinance (SBMC Chapter 28.88), including adjustments to the tenant assistance specified in SBMC §28.88.100.G, as specified below:
1. **Notice of Approval of Condominium Conversion.** Owner shall provide written notice of the condominium conversion approval to each tenant within 15 days of the approval of said conversion. The content of such notice shall include an explanation of any Condominium Conversion Ordinance requirements and conditions of approval that affect the tenants, including, but not limited to, notice of time to vacate the unit (SBMC §28.88.100.C, and E.) moving expenses, and tenant's right to purchase (SBMC §28.88.100.B). Evidence of delivery of such notice shall be provided to the Community Development Department, Planning Division prior to submitting plans for design review approval, or prior to issuance of any Building or Public Works permits, whichever comes first.
 2. **Moving Expenses.** In place of the moving expenses specified in Subsection 28.88.100.G of the Santa Barbara Municipal Code, Owner shall provide each tenant household with displacement assistance in accordance with the provisions of Chapter 28.89 of the Santa Barbara Municipal Code. This information shall be provided in the Notice of Approval of Condominium Conversion identified above.
- D. **Design Review.** The project, including public improvements, is subject to the review and approval of the ABR.
- E. **Requirements Prior to "Physical Standards" Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below, or shall incorporate said requirements/notes into the construction plans, as appropriate, prior to the issuance of any permit for the project.
1. **Public Works Department:**
 - a. **Submittal for Recordation of Parcel Map and Agreements.** The Owner shall submit application for review and approval and recordation of the Parcel Map and related Agreements to the Public Works Department.
 - b. **Pedestrian Access.** Pedestrians shall be allowed free access through the City public right-of-way from Salinas Place to Clifton Street. Two approved signs indicating to the public that they are welcome to use the driveway for pedestrian purposes shall be installed and kept in place for that purpose. Owner shall submit signage details to the Public Works Department for review and approval and shall obtain a Public Works Permit for installation by a qualified contractor.
 - c. **Insurance Coverage for Right of Way.** A valid insurance policy shall be maintained as required in the existing Encroachment Permit in the public right-of-way. Proof of current effective insurance coverage shall be provided to the Public Works Director from the homeowners association.

2. **Community Development Department:**

- a. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the ABR and as outlined in Section D “Design Review,” and all elements/specifications shall be implemented on-site.
- b. **Conditions on Plans/Signatures.** The final 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 sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are 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.

- F. **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, including demolition and grading.
 - 1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed six square feet.
 - 2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
- G. **Prior to Final sign off of the Physical Standards Building Permit and/or Public Improvements.** Prior to signing off or “finaling” the Physical Standards Building Permit

and/or Public Works Permit for public improvements, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC Chapter 22.60. 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 public improvement plans or building plans, shall be completed.
3. **Physical Elements Report Completion.** All elements identified in the Physical Elements Report as having five or fewer years of life remaining shall be repaired or replaced.

H. **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. **Building Permit Required for Conversion.** Provide evidence that a Physical Standards Building Permit has been issued and all work completed for the future conversion of the units to condominiums.
2. **Condominium Conversion Building Permit.** Provide evidence that a Condominium Conversion Building Permit has been applied for.
3. **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.
4. **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 prepares said agreement for the Owner's signature.
5. **Required Private Covenants.** The Owner shall submit a copy of the homeowner's association formation and CC&Rs documents for review by the City prior to or with the submittal of the Parcel Map. Any review comments from the City concerning obligation of the exiting Encroachment Permit shall be addressed to the satisfaction of the Public Works Director.
6. **Inclusionary Housing Fee.** Submit evidence that the Owner has paid the required inclusionary housing fee of \$43,400.00 (\$21,700 x 2 units) to the Community Development Department prior to recordation of the Parcel Map.
7. **Notice to Prospective Buyers of Non-Conforming Residential Density Restrictions.** Owner shall execute a covenant for recordation along with the Parcel Map advising prospective buyers that, as of the date of the condominium conversion, the Real Property was non-conforming as to residential density and that City

ordinances in effect at the time of the condominium conversion restrict the manner and degree to which the condominium units may be altered or improved. The covenant shall advise prospective buyers to contact the Community Development Department to confirm any applicable restrictions. The covenant shall be reviewed as to form and content by the City Attorney and Community Development Director.

- I. **Prior to Certificate of Occupancy for the Condominium Conversion Building Permit.** The following conditions shall be completed after the Physical Standards Building Permit and Public Works Permit have been signed off, and prior to granting Occupancy of the Condominium Conversion Building Permit.
1. **Parcel Map Recordation.** Provide evidence of recordation of the Map and Agreements to the Public Works and Community Development Departments.
 2. **Evidence of Private CC&Rs Recordation.** Provide evidence to the Community Development Department, Planning Division that the private CC&Rs required in Section B "Recorded Conditions Agreement" have been recorded.
 3. **Notice To Tenants of Parcel Map Approval.** Owner shall deliver written notice to each tenant household of the approval of the Parcel Map within 10 days of such approval. Proof of such notification shall be submitted to the Planning Division.
- J. **General Conditions.**
1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
 2. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff hearing officer.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Staff hearing officer Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
 3. **Litigation Indemnification Agreement.** In the event the Staff hearing officer 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 being notified of a lawsuit regarding 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 Staff hearing officer action approving the Tentative Map shall expire two (2) years from the date of approval. The sub divider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.



City of Santa Barbara California

Exhibit B: The site plan for 1424 Salinas Place has been distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

Applicant Letter

Re: 1424 Salinas Place – Condo Conversion

I, Martin Munoz the owner at the property located at 1424 Salinas Place would like to propose a condo-conversion of 2 existing detached SFR units. The existing units consist of Unit #A (front unit) which an existing 1411 sq. ft. 2-story house with an attached 546 sq. ft. 2-car garage. Unit #B (back unit) is an existing 2055 sq. ft. 2-story house with an attached 454 sq. ft. 2-car garage. The unit statistics would remain the same after the conversion into condos. The existing service/utilities are currently separated by unit & which include: electric, water, & Gas meters. The total square footage of the property is 8450 sq ft and is zoned R-2. No grading, demo, removal of trees, or site drainage is necessary or is been proposed to comply with the physical standards for condo conversions. The existing & proposed physical elements comply with the condo conversion ordinance section 28.88. Only the minor addition of covered private storage areas at both units will need to be provided. These storage areas will be added inside or adjacent to the existing garage areas. The roof at Unit #A was re-roofed and this work was completed under BLD2016-0157. For more specific information regarding the items mentioned in this letter please see the following attached documents: physical elements report, building history report, and physical standards for condo conversion section answers.

Thanks,

Martin Munoz
Owner @ 1424 Salinas Place

RECEIVED
MAR 16 2016
CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT C

**ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES**

Monday, March 28, 2016

David Gebhard Public Meeting Room: 630 Garden Street:

1:00 P.M.

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
THIEP CUNG
COURTNEY JANE MILLER
KEVIN MOORE
AMY FITZGERALD TRIPP
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS
PLANNING COMMISSION LIAISON: JOHN CAMPANELLA
PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor
SUSAN GANTZ, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Scott Hopkins.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 1424 SALINAS PL

R-2 Zone

Assessor's Parcel Number: 015-223-001
Application Number: MST2015-00622
Owner: Martin N. Munoz

(Proposal for a condominium conversion to convert two existing detached two-story single-family residential dwellings to a two-unit condominium development. Also proposed is a new city sidewalk fronting the property. No new floor area is proposed. Requires Staff Hearing Officer review.)

(Comments only; requires Staff Hearing Officer review.)

Present: Martin Munoz, Applicant; and Tony Boughman, Assistant Planner.

Motion: Continued indefinitely to Staff Hearing Officer with comments:

- 1) Show existing planter next to courtyard on the plans.
- 2) Show existing avocado tree next to courtyard on the plans.
- 3) Add proposed Meyer lemon tree to the landscape plan next to courtyard.
- 4) Provide a current photograph of the courtyard.
- 5) Comments regarding conformance with ABR condominium conversion guideline requirements:
 - a) The separate driveway creates an appropriate sense of identity and individuality.
 - b) The conversion allows easily identifiable units.
 - c) The proposed planter will create usable defensible space and will address privacy issues.
 - d) The architectural character is harmonious.

Action: Hopkins, 1/0/0. Motion carried.*

EXHIBIT D