



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 060-17

800 SANTA BARBARA STREET

TWO-YEAR TIME EXTENSION FOR A TENTATIVE MAP

SEPTEMBER 13, 2017

**APPLICATION OF ALICIA HARRISON, BROWNSTEIN HYATT FARBER SCHRECK,
AGENT FOR 800 SANTA BARBARA STREET LLC, APN: 031-012-028, C-2, COMMERCIAL
ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL
(MST2006-00129)**

This is a request for a two year time extension for the Tentative Map approved by the City Council on September 30, 2008, for 800 Santa Barbara Street. The approved Tentative Subdivision Map was originally set to expire on September 30, 2010; however, with the statutory extensions provided by the State and a one-year time extension approved by the Staff Hearing Officer in 2016, the expiration date was extended to September 30, 2017. A second time extension request was submitted prior to this expiration date. Due to specific requirements needed for this particular project to obtain building permits, staff is recommending that the Staff Hearing Officer approve a two-year time extension to September 30, 2019.

The 2008 approved project consists of the demolition of the existing 1,965 square-foot one-story commercial building and the construction of a 14,747 square-foot, two- and three-story mixed-use building containing six residential condominium units and ten commercial condominiums. The residential mix includes five three-bedroom units and one two-bedroom unit, ranging in size from 1,316 square feet to 2,249 square feet. The commercial condominiums total 4,605 square feet of non-residential floor area. Twenty-seven parking spaces are provided in an underground parking structure, with eleven of those spaces provided to 223 E. De la Guerra Street through a lease agreement. The project is approved under the variable density standards applicable in 2008.

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 either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, dated September 7, 2017.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Kellam de Forest, Santa Barbara, CA.

