



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 069-17
124 LOS AGUAJES AVENUE
ONE YEAR TIME EXTENSION
OCTOBER 25, 2017

APPLICATION OF MARK EDWARDS, AGENT FOR LOS AGUAJES L.P., 124 LOS AGUAJES AVENUE, APN: 033-041-007, R-4/SD-3, (HOTEL-MOTEL-MULTIPLE RESIDENCE AND COASTAL OVERLAY ZONES), GENERAL PLAN AND COASTAL LAND USE DESIGNATIONS: HOTEL AND RESIDENTIAL (MST2004-00725)

This is a request for a one year time extension to the expiration date to September 3, 2018 of the Tentative Map, Modifications and Coastal Development Permit originally approved by the Planning Commission on September 3, 2009. The approved Map was set to expire on September 3, 2017, based on the time extensions granted by the City and the statutory extensions provided by the State. The current time extension request was submitted prior to the expiration date, consistent with City requirements.

The project consists of the demolition of an existing 884 square-foot, single-family residence and 440 square-foot detached garage, and the construction of three new residential condominium units in the Appealable Jurisdiction of the Coastal Zone. The approved structure would be three stories with a maximum building height of 29' 7", consisting of 3,856 square feet of residential floor area above 1,143 square feet of garage floor area on a 6,000 square foot lot located adjacent to Mission Creek. The project includes two two-car garages, a one-car garage, and one unenclosed covered parking space, a two-bedroom residential unit and two one-bedroom residential units. The project includes 25 cubic yards of cut and 135 cubic yards of fill outside the main building footprint. Grading under the main building footprint would involve 110 cubic yards of cut. The project also includes landscaping changes, bioswales and a retention basin adjacent to the proposed residences.

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

1. Staff Report with Attachments, October 18, 2017.
2. Site Plans

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


- I. Approved the One-Year Time Extension to September 3, 2018 for the Tentative Map, two Modifications, and Coastal Development Permit originally approved by the Planning Commission on September 3, 2009, with the finding that the project continues to be consistent with the General Plan and Zoning Ordinance.

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- II. Said approval is subject to the original Conditions of Approval contained in Planning Commission Resolution No. 033-09, dated September 3, 2009.

This motion was passed and adopted on the 25th day of October, 2017 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.



Kathleen Goo, Staff Hearing Officer Secretary



Date

PLEASE BE ADVISED:

PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.