



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 030-05

420 W. GUTIERREZ STREET

TENTATIVE SUBDIVISION MAP AND CONDOMINIUM CONVERSION

APRIL 21, 2005

**APPLICATION OF MOLLY MURPHY, LAURA HANSON DESIGN, AGENT FOR
STEPHEN F. LEROY, PROPERTY OWNER, 420 W. GUTIERREZ STREET, APN 037-191-
007, R-4: MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION:
RESIDENTIAL, 12 UNITS/ACRE (MST2004-00007)**

The project consists of a proposal to convert an existing three unit apartment building into three condominium units. The existing building consists of one (1) two-bedroom unit and two (2) three-bedroom units. Four covered parking spaces currently exist on the site. Two additional uncovered parking spaces are proposed.

The discretionary applications required for this project are:

1. Tentative Subdivision Map for a one-lot subdivision for the conversion of three (3) residential units into condominium units (SBMC§27.07); and
2. Condominium Conversion Permit to convert three (3) residential units to three (3) condominium units (SBMC§28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (minor land divisions) and Section 15303 (conversion of small structures).

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 14, 2005
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

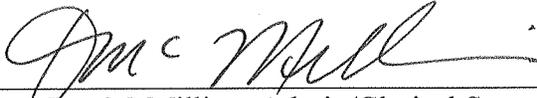
Denied the subject application without prejudice, because the aesthetic finding cannot be made; there would be unsafe backing maneuvers, and the project does not meet the neighborhood vision.

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This motion was passed and adopted on the 21st day of April, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 1 (Myers) ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Deana Rae McMillion, Admin/Clerical Supervisor



Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.