



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 068-05
1722 STATE STREET
INITIATION OF A ZONE CHANGE
NOVEMBER 3, 2005

APPLICATION OF JAN HOCHHAUSER, HOCHHAUSER BLATTER ARCHITECTURE AND PLANNING, AGENT FOR STATE STREET INVESTORS, LLC, 1722 STATE STREET, APN 027-102-021, C-2/COMMERCIAL AND R-1/ONE FAMILY RESIDENTIAL ZONES, ZONES, GENERAL PLAN DESIGNATIONS: OFFICES AND RESIDENTIAL (MST2005-00455).

The applicant is requesting that the city initiate a Change in Zone for the eastern portion of the subject property from R-1 (One-Family Residential) to R-3 (Multiple Family Residential) or C-2 (Commercial Zone). The property has an eastern arm portion that is zoned differently than the western portion (C-2). The purpose of the staff report is to provide a brief summary of the proposal and discussion of related issues, and recommend that the Planning Commission initiate the Change in Zone. The applicant's request would result in the entire property being zoned either C-2 or C-2/R-3. At this time, the discretionary application required for this project is an Initiation of a Zone Change (SBMC §28.92.015).

The Planning Commission may provide comments on a conceptual development project related to the request for a Change in Zone. However, no action on a project will be taken at this time, nor will any determination be made regarding environmental review of a proposed project.

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

1. Staff Report with Attachments, November 3, 2005.
2. Site Plans
3. No correspondence received in support of the project:
4. Correspondence received stating concerns with the project:
 - a. Steve Welton, 1719 State Street
 - b. Ron Chandler, 14 East Islay

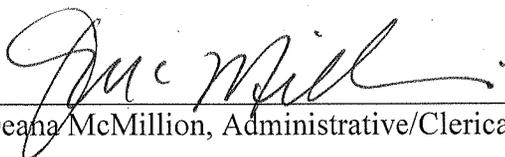
NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:
Initiated a rezone from R-1 (Single Family Residential) to R-3 Multiple Family Residential) zone.

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This motion was passed and adopted on the 3rd day of November, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 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 McMillion, Administrative/Clerical Supervisor

1-19-06

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.