



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 021-08 2506 CALLE ANDALUCIA FRONT YARD ENCROACHMENT MODIFICATION JUNE 5, 2008

#### **APPEAL OF JYL RATKEVICH ON BEHALF OF KARIN AGGELER ON THE ACTION BY THE STAFF HEARING OFFICER FOR 2506 CALLE ANDALUCIA, APN 041-421-001, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00022)**

The proposed project involves a 10,566 square foot project site located on the northwest corner of Calle Andalucía and Calle Galicia. Current development on site consists of a single-family residence with an attached garage. The proposed project involves a 270 square foot living area addition to the garage, which would increase the encroachment into the front yard setback along Calle Galicia from 2.5 feet to 12.5 feet. The discretionary application required for this project is a Modification to permit the addition in the front yard facing Calle Galicia (SBMC § 28.15.060). On March 12, 2008, the Staff Hearing Officer partially approved the applicant's Modification application, granting an additional 2.5 foot encroachment into the front yard setback along Calle Galicia. This approval reduced the required front yard setback from 30 feet to 25 feet. The applicant was seeking a Modification to reduce the required front yard setback to 17'6". Additionally, the Staff Hearing Officer approved a 5 foot expansion of the garage to the south-west and recommended expanding the garage out to the existing 10-foot setback along the north-east property line. This is an appeal of that decision. The appellant is seeking approval of the Modification as originally proposed, to allow a 17'6" front yard setback along Calle Galicia.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

**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, May 29, 2008.
2. Site Plans

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

I. Approved the subject application making the following findings and determinations:

The requested modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to prevent unreasonable hardship and promote appropriate improvement on the parcel, as follows: 1) The property is a corner lot, which results in additional constraints. 2) It is located at a

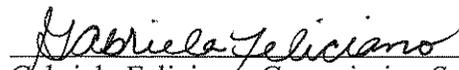
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cul-de-sac where there is little traffic. 3) The house is one-story, consistent with what is existing in the neighborhood, and is a modest addition. 4) The proposed storage area is the only viable place to have an addition and it is not a major addition. 5) The setback is common in the neighborhood and there would be no significant impact to the neighborhood.

This motion was passed and adopted on the 5<sup>th</sup> day of June, 2008, by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 2 (Bartlett/Jostes) 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.

  
\_\_\_\_\_  
Gabriela Feliciano, Commission Secretary

  
\_\_\_\_\_  
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.