



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 011-05

220 E. ISLAY STREET

FEBRUARY 10, 2005

APPEAL OF PATRICIA GREGORY OF A MODIFICATION DENIAL OF AN APPLICATION FOR 220 E. ISLAY STREET, APN 027-112-002, E-1 ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE (MST2004-00766)

The project site is currently developed with a 1,630 square foot single family residence and attached 150 square foot one-car garage with storage. The proposed project involves a 250 square foot first floor addition to the residence. The discretionary application required for the project is a Modification to permit the addition to be located within the required ten-foot (10') interior yard setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2004-00766).

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

WHEREAS, 2 people 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, February 3, 2005
2. Site Plans
3. Correspondence received in support of the project:
 - a. Bob & Marti Strong, 224 E. Islay St., Santa Barbara, CA 93101
 - b. Brian Gregory & Kerri Green, 1732 Santa Barbara St., Santa Barbara, CA 93101
 - c. Lois Capps, 1724 Santa Barbara St., Santa Barbara, CA 93101

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

- I. Upheld the appeal, finding that the modification is necessary to secure an appropriate improvement on a nonconforming lot and is consistent with the perimeter of the existing house.
- II. Said approval is subject to the condition that farther development on this parcel is prohibited unless a lot line adjustment is approved.

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This motion was passed and adopted on the 10th day of February, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 2 (Mahan & Larson) ABSTAIN: 0 ABSENT: 1 (Jacobs)

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.



Liz N. Ruiz, Planning Commission Secretary

8-11-05

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.