



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 036-05

1464 LA CIMA ROAD

MAY 5, 2005

APPEAL OF SYNDI SOUTER, AGENT FOR SCOTT MCCOSKER, OF A MODIFICATION DENIAL FOR 1464 LA CIMA ROAD, APN 041-022-032, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST200444-00856)

The proposed project involves the expansion and conversion of an existing carport to a two-car garage. The carport, due to a Modification that was approved at its time of construction, is located within the front yard setback

The discretionary application required for this project is a Modification to permit alterations and additions within the required twenty-foot (20') front yard setback (SBMC §28.15.060), and a request to delete an original condition of approval prohibiting enclosure of the carport. On January 26, 2005, the Modification Hearing Officer denied this application. This is an appeal of that decision

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (ENV04-00856).

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 2 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 29, 2005
2. Site Plans
3. Correspondence received in support of the project:
 - a. Mark Bacino, 1420 La Cima Road
 - b. Geore & Pamela Decaer, 1484 La Cima Road
 - c. Gino & Sandra Goe, 1401 La Cima Road
 - d. Ray Handelman, 918 W. Sola Street
 - e. Donald & Marina Ziemer, 1410 La Cima Road
4. Correspondence received in opposition to the project:
 - a. John & Kathy Cook, 1466 La Cima Road

- b. Petition with 13 signatures
- c. Christopher Tracy, 1460 La Cima Road


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

- I. Approved the subject application making the following findings and determinations:
The modification is necessary to secure an appropriate improvement on the property, in that it will result in a more aesthetic appearance by adding a garage door to the carport. It will not have a significant effect on public safety.
- II. Said approval is subject to the following condition:
Record a document, subject to review and approval as to form and content by the City Attorney and the Community Development Director, that rescinds Condition 1 of both City Council Resolutions 117 and 125.

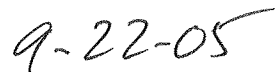
This motion was passed and adopted on the 5th day of May, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Maguire & White)

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.