



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 046-05
2530 MESA SCHOOL LANE
JULY 7, 2005

APPLICATION OF BILL POEHLER, AGENT FOR HARRY WRIGHT, 2530 MESA SCHOOL LANE, APN 041-292-039, E-3/S-D-3 ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE, (MST2004-00618, CDP2005-00005)

The project applicant seeks approval to subdivide a 20,000 square foot parcel into two parcels. Parcel 1 would be 12,050 gross square feet and would contain the existing single-family residence and a remodeled attached two-car garage. Parcel 2 would be 7,950 gross square feet and would be developed with a single-family residence converted from the existing utility building and a new two-car carport.

The discretionary applications under consideration are:

1. Modification to allow a newly created parcel to have less than the required 60 feet of frontage on a public street (SBMC § 28.15.080);
2. Tentative Subdivision Map (TSM) to divide one parcel into two residential parcels (SBMC Title 27); and
3. Coastal Development Permit to subdivide and make improvements to a residential parcel located in the non-appealable jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15315, 15303 and 15301.

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

WHEREAS, 1 person 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, June 30, 2005
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Robert Cummings, 2534 Mesa School Lane

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

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Denied the project, stating that the Coastal Development Permit and Modification findings could not be made, in that the subdivision would not be compatible with the neighborhood.

This motion was passed and adopted on the 7th day of July, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 1 (Maguire) ABSTAIN: 0 ABSENT: 1

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, Administrative/Clerical Supervisor

11-3-05

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.