



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 027-07

518 STATE STREET

APPEAL OF STAFF HEARING OFFICER APPROVAL

JULY 12, 2007

**APPEAL BY CHURCH OF SCIENTOLOGY OF A STAFF HEARING OFFICER APPROVAL OF THE APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR CRAVIOTTO ENTERPRISES, 518 STATE STREET, APN 037-173-046, C-M, COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00477)**

The project consists of a proposal to construct a new two-story mixed-use building with 2,487 square feet of commercial space on the first floor and two apartments (one studio unit and one (1) one-bedroom unit) on the second floor on a 3,544 square foot parcel. The existing 302 square feet (net) of non-residential space would be demolished.

The discretionary applications required for this project are:

1. Modification to allow no onsite parking for the residential units instead of two required parking spaces, one for each of the residential units (SBMC§28.90.100); and
2. Development Plan approval for 2,185 square feet of additional non-residential development (SBMC§28.87.300).

On May 9, 2007, a public hearing was held and the Staff Hearing Officer made the required findings and approved the project. 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 Act Guidelines Section 15303 (New construction of small structures).

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

**WHEREAS**, 2 people appeared to speak in favor of the appeal, and 1 person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 5, 2007
2. Site Plans
3. Correspondence received in support of the appeal:
  - a. Tamara Erickson, General Manager, Hotel Santa Barbara, via email

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

Denied the appeal of the Church of Scientology and upheld the Staff Hearing Officer's decision to approve a Modification to allow no onsite parking for the residential units instead of the required one space for each residential unit and a Development Plan for 2,185 square feet of additional non-residential development for the mixed-use development proposed at 518 State Street with the conditions of approval as listed in Staff Hearing Officer Resolution No. 038-07.

This motion was passed and adopted on the 12 day of July, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Myers)

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.

  
\_\_\_\_\_  
Julie Rodriguez, Planning 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.