



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 038-07
819 GARDEN STREET
OPEN YARD MODIFICATION
SEPTEMBER 20, 2007

**APPLICATION OF JEFF SHELTON FOR JULIE & STEVEN SHULEM,
819 GARDEN STREET, APN 031-012-011, C-2 COMMERCIAL ZONE, GENERAL PLAN
DESIGNATION: OFFICE & RESIDENTIAL (MST2005-00439)**

The 1,881 square foot project site is currently developed with a 702 square foot office building. The proposed project involves: demolition of the existing structure, and the construction of a mixed-use building consisting of a first floor 2-car garage with office, second floor office, third & fourth floor residence, and a roof-top deck. The project includes two deeded off-site parking spaces. The discretionary application required for the project is a Modification to not provide the 10% open space as required in SBMC §28.21.080F.

The Staff Hearing Officer approved this project on August 1, 2007, the approval decision was subsequently suspended at the request of the Planning Commission in accordance with SBMC§28.05.020A. The Planning Commission may affirm, reverse or modify the decision of the Staff Hearing Officer.

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

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

WHEREAS, One person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 20, 2007
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 open yard modification is necessary to secure an appropriate improvement on the project site.

- II. Said approval is subject to the following condition:

The Historic Landmarks Commission shall review the project with the intent of reducing the size, bulk, and scale of the second, third, and fourth floors in order to reduce the visual impact of the proposed building on Garden Street.

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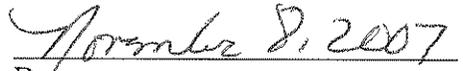
This motion was passed and adopted on the 20th day of September, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 1 (White) 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.



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.