



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 045-07

814 ORANGE AVENUE

MODIFICATION

NOVEMBER 15, 2007

APPLICATION OF AM DESIGN & DRAFTING FOR FRANCISCO ESPINOSA, 814 ORANGE AVENUE, APN 037-024-007, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2006-00437)

The 5,625 square foot project site has frontage onto Orange and Wentworth Avenues. Current development on site consists of a single-family residence and two-car garage. The proposed project involves demolition of all existing development on site and the construction of a two-story duplex with a two-car garage and two uncovered spaces.

The discretionary application required for this project is a Modification to allow the uncovered parking spaces to be located within the required interior yard setbacks.

The Staff Hearing Officer approved this project on September 26, 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 15303.

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 no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 8, 2007
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA

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

- I. Affirmed the Staff Hearing Officer's decision to approve the modification with additional conditions to be reviewed by the Architectural Board of Review (ABR):
 1. Restudy the Orange Avenue frontage to maintain and enhance the charm and character of the neighborhood;
 2. Work with the ABR to resolve privacy concerns related to the second story decks; and

3. Review the street trees and require an additional street tree, if needed.

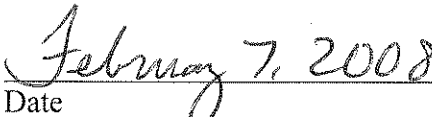
This motion was passed and adopted on the 15th day of November, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

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.