



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 005-08

222 WEST ALAMAR

MODIFICATIONS AND TENTATIVE SUBDIVISION MAP

FEBRUARY 07, 2008

APPEAL FILED BY DEREK A WESTEN, ATTORNEY, ON THE APPLICATION OF JUSTIN VAN MULLEM, AGENT FOR ALAMAR PARTNERS, LLC, 222 WEST ALAMAR AVENUE, 051-213-008, R-3 MULTI-FAMILY RESIDENTIAL/ S-D-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2006-00318)

The project consists of a proposal to demolish an existing single-family residence and one-car garage, and construct a new two-story building containing three condominium units, including two (2) one-bedroom units and one (1) two-bedroom unit, on a 6,000 square foot lot in the R-3/SD-2 Zones. The one-bedroom units would be 651 square feet and 714 square feet, and the two-bedroom unit would be 1,044 square feet. Four parking spaces would be provided within a two-car garage and two one-car garages. An estimate of 100 cubic yards of grading would be required.

The discretionary applications required for this project are:

1. A Modification is required to allow a two-story structure to encroach into the required 20-foot front yard setback. The project is located in both the R-3 and S-D-2 Zones. The required front yard setback is ten feet (10') for one and two story buildings in the R-3 Zone; however, the front yard setback is 20' for two story buildings in the S-D-2 Zone. (SBMC §28.45.008 and §28.92.110.B);
2. A Modification is required to reduce the required parking by one (1) parking space (SBMC28.90.100.G.3); and
3. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC §27.07 and §27.13)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (New construction).

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

WHEREAS, 4 people appeared to speak in support of the appeal, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 31, 2008
2. Site Plans

3. Correspondence received in support of the appeal:
 - a. Mike Hines, Santa Barbara, CA
 - b. Mike & Sue Kuhn, Santa Barbara, CA
 - c. Karen Royalcoberly, Santa Barbara, CA
 - d. Marilyn Johnson, Santa Barbara, CA
 - e. Derek Westen, representing Joel Peterson and Ellen Fraser, Santa Barbara, CA
 - f. Paula Westbury, Santa Barbara, CA
 - g. Arthur Pederson, Santa Barbara, CA
 - h. Vivien La France, Santa Barbara, CA
4. Correspondence received in opposition to the appeal:
 - a. John McManigal, Santa Barbara, CA
 - b. Ray Thomas, Santa Barbara, CA
 - c. John Graynald

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

- I. Denied the appeal and upheld the decision of the Staff Hearing Officer to approve the modifications and Tentative Subdivision Map, making the findings in the Staff Report, with the following revised conditions:
 1. The building shall be offered for donation or salvage.
 2. The sandstone shall be recycled for salvage at the site or donated
 3. Residents of the project units would not be eligible for off-site parking, if a Residential Parking Permit program were initiated on West Alamar Avenue. And
 4. The Architectural Board of Review (ABR) support the Historic Structures Report requirement to incorporate historic design elements similar to the existing structure.

This motion was passed and adopted on the 7th day of February, 2008 by the Planning Commission of the City of Santa Barbara, by the following vote:

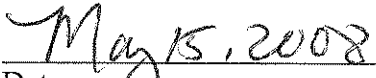
AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Jostes)

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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.