



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 024-08
1406 GRAND AVENUE
STAFF HEARING OFFICE APPEAL
JUNE 19, 2008

APPEAL OF ERIC KITCHEN ON BEHALF OF JILL KENT ON THE ACTION BY THE STAFF HEARING OFFICER FOR 1406 GRAND AVENUE, APN 029-042-017, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00606)

The 9,800 square foot project site is currently developed with a single-family residence and garage. The proposed project involves an enforcement case for over-height vegetation. The discretionary applications required for this application are Modifications to permit hedges to exceed a maximum height of three and one-half feet (3½') when located within ten-feet (10') of the front lot line, and eight-feet (8') when located within required yards (SBMC §28.87.170).

On January 30, 2008, the Staff Hearing Officer denied a request for an over-height hedge located on the northern portion of the lot and approved existing hedges located along the westerly and front lot lines, with conditions. 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 Guidelines Section 15305.

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 appeal, and 1 person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 12, 2008
2. Site Plans
3. Correspondence received in support of the appeal:
 - a. Paula Westbury, Santa Barbara
4. Correspondence received in opposition to the appeal:
 - a. David Grokenberger, Counsel for Corrigan/Ingalls, Santa Barbara
 - b. Jill Sorensen and Kyle Irwin, via email
 - c. Jim and Sharon Westby, via email

PLANNING COMMISSION RESOLUTION No.024-08
(1406 GRAND AVENUE
JUNE 19, 2008
PAGE 2

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:
Upheld the Staff hearing decision and denied the appeal on the basis that the findings could not be made to support the appeal.

This motion was passed and adopted on the 19th day of June, 2008 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

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.