



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 021-09

2105 ANACAPA STREET

MODIFICATIONS

JUNE 4 2009

**APPEAL OF TONY FISCHER ON BEHALF OF THE FRIENDS OF OUTER STATE STREET
ON THE APPLICATION OF BRITT JEWETT FOR BARBARA MATHEWS, 2105 ANACAPA
STREET, APN 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: 3 UNITS PER ACRE (MST2008-00311)**

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. Current development on site consists of a single family residence and detached garage. The proposed project involves demolition of the existing structures and the construction of a 3,339 square foot single family residence and attached 420 square foot garage. The discretionary applications required for this project are Modifications to allow construction within both thirty-foot front setbacks (SBMC §28.15.060). On March 25, 2009, the Staff Hearing Officer made the required findings and approved the request. This is an appeal of that action.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 & 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 one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 28, 2009
2. Site Plans
3. Correspondence received in favor of the appeal:
 - a. Paula Westbury, Santa Barbara, CA
4. Correspondence received in opposition to the appeal:
 - a. Richard Monk, Hollister and Brace, Santa Barbara, CA
 - b. Mina and Sam Welch, via email
 - c. Frank Kelly, Santa Barbara, CA
 - d. Jean Gates Hall, Santa Barbara, CA
 - e. Sarah Stapelton Dobbs, Santa Barbara, CA
 - f. Oscar E. Hensgen, via email

PLANNING COMMISSION RESOLUTION No. 021-09
2105 ANACAPA STREET
JUNE 4, 2009
PAGE 2

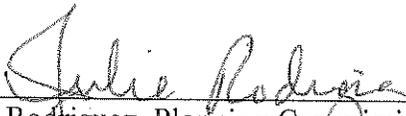
NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

Denied the appeal making the findings as outlined in the Staff Report, and upheld the decision of the Staff Hearing Officer, and referred back to the Single Family Design Board with 1) Concern with fill used to transform non-conforming garage into a basement; and 2) Direction to study reduction of the massing to make more compatible with neighborhood and lot size.

This motion was passed and adopted on the 4th day of June, 2009 by the Planning Commission of the city of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Larson, 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.