



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 014-11 917 PASEO FERRELO ROAD MODIFICATION JULY 14, 2011

APPEAL OF NEIL DIPAOLA ON THE ACTION OF THE STAFF HEARING OFFICER FOR 917 PASEO FERRELO ROAD, APN: 029-261-006, E-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00049)

This was an appeal of the May 18, 2011 Staff Hearing Officer's denial of a Modification request to allow a new garage and accessory space within the required 30-foot front setback (SBMC §28.15.060 & §28.87.160). The Staff Hearing Officer approved the second requested Modification to allow new habitable space and alterations within the required ten-foot interior setback (SBMC §28.15.060).

The 10,500 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves converting the existing 650 square foot garage to habitable space, construction of a new 410 square foot two-car garage and associated accessory space, and 202 square feet of new residential additions.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

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

WHEREAS, 4 people appeared to speak in favor 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, July 7, 2011.
2. Site Plans
3. Correspondence received in support of the appeal:
 - a. Paula Westbury, Santa Barbara, CA

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission upheld the decision of the Staff Hearing Officer and denied the appeal of the front setback modification. The Staff Hearing Officer's approval of the interior setback modification was upheld.

This motion was passed and adopted on the 14th day of July, 2011 by the Planning Commission of the City of Santa Barbara, by the following vote:

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

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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

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.