



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 005-13

1210 OLIVE STREET
MODIFICATIONS
MARCH 14, 2013

APPEAL BY GEOFFREY E. ROCKWELL OF THE STAFF HEARING OFFICER'S DECISION FOR THE APPLICATION OF CATHERINE DUNBAR, AGENT FOR GEOFFREY ROCKWELL, 1210 OLIVE STREET, APN 029-141-016, R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00468)

The 3,266 square-foot site is currently developed with 1,257 square foot, two-story, single-family residence. The house is built such that the second story is at the same level as the sidewalk on Olive Street. The proposed project involves "as-built" additions and alterations to the residence including a 126 square-foot, first-story addition, a 107 square-foot second-story addition, an "as-built" deck expansion, an "as-built" 43 square foot storage/utility room, and an "as-built" 8-foot high wall, which includes a covered entry door, along the front property line. The proposal includes the demolition of a 64 square-foot 'as-built' storage shed. The proposal will address violations identified in ZIR2012-00486, ENF2012-00824, and ENF2012-00954.

The discretionary applications required for this project are:

1. A Modification to allow additions and alterations to the existing residence and a freestanding covered entry door to encroach into the required ten-foot front setback (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. A Modification to allow the "as-built" wall/fence to exceed the maximum allowable height of 3.5 feet when located within ten feet of the front property line or ten feet of either side of a driveway for a distance of twenty feet back from the front property line. (SBMC § 28.87.170 and SBMC § 28.92.110).

On February 6, 2013, the Staff Hearing Officer partially approved the Modification requests subject to several conditions. The appellant is appealing the partial denial of the project and related conditions of approval.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Land Use Limitations).

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, March 7, 2013
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. Upheld the appeal and approved the subject application making the following findings and determinations:

The Modification to allow the additions and alterations to the existing residence within the required ten-foot front setback is consistent with the purposes and intent of the Zoning Ordinance, creates a uniform improvement, and is necessary to secure an appropriate improvement on the lot. The proposed lower level addition is appropriate because it is a uniform addition to the residence that is not visible from the street frontage. The proposed upper (street) level addition and covered entry element, provide covered storage and utility screening at the front of the property at street level. The proposed additions and alterations within the front setback are not anticipated to adversely impact the street or the adjacent neighbors.

The Modification to allow the "as-built" eight-foot tall wall along the front property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed wall will allow for privacy for the deck area while not significantly impacting the public street frontage.

- II. Said approval is subject to the following conditions:

- A. Any proposed doors or gates built at the front property line will be required to swing inward or having self-closing hardware to comply with SBMC§22.64.
- B. The detached storage shed located in the front setback shall be demolished.
- C. The abatement of all violations listed in ZIR2012-00486, ENF2012-00824, and ENF2012-00954 shall be clearly documented on the plans submitted for a building permit.

This motion was passed and adopted on the 14th day of March, 2013 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 1 (Lodge) ABSTAIN: 0 ABSENT 2 (Jordan, Pujo)

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.