



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 026-16
2912 DE LA VINA STREET
FRONT SETBACK MODIFICATION
SEPTEMBER 8, 2016

APPLICATION OF DAWN SHERRY, ARCHITECT FOR SBCH PROPERTIES, LLC, 2912 DE LA VINA STREET, APN 051-180-029, C-2/SD-2 (COMMERCIAL/SPECIAL DESIGN DISTRICT) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00150)

This is an appeal of the decision of the Staff Hearing Officer for a requested modification on July 20, 2016. The Staff Hearing Officer denied the requested modification as proposed and approved an alternate design. The applicant is appealing the alternate design.

The 17,857 square-foot site is currently developed with a 1,200 square-foot commercial building and a 452 square-foot front patio. The proposed project involves a 270 square-foot expansion of the front patio and a new trellis to provide shade for the patio seating. The project also includes three new awnings on the North, South, and East elevations, a relocated ADA path of travel, altered driveway envelope and removal of an existing palm tree located in the front setback. The discretionary application required for this project is a Front Setback Modification to allow the proposed trellis to encroach into the 10-foot front setback required by the Special District 2 (SD-2) Zone (SBMC §28.45.008 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to 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 or in opposition to the appeal, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 1, 2016.
2. Site Plans

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

- I. Denied the appeal with the following conditions:
 1. Revise the project into two smaller trellises with four connection points set back a minimum of six inches from the property line.
 2. Return to the full Architectural Board of Review (ABR) with a full landscape plan that includes two canopy trees, with the exact placement left to Public Works and ABR.

This motion was passed and adopted on the 8th day of September, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 1 (Lodge) ABSTAIN: 0 ABSENT: 1 (Thompson)

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I hereby certify that, after video review, 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

10/6/16

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.