



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 028-16 246 SAN CLEMENTE STAFF HEARING OFFICER APPEAL OCTOBER 13, 2016

APPLICATION OF VANGUARD PLANNING, INC., APPLICANT FOR JEWELL FAMILY TRUST 8/11/14, 246 SAN CLEMENTE, APN: 045-152-025, E-3 (ONE-FAMILY RESIDENCE), SD-3 (LOCAL COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00598)

This was an appeal of the decision of the Staff Hearing Officer for a requested modification on August 17, 2016. The Staff Hearing Officer denied the requested modification as proposed. The Applicant is appealing the denial.

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary applications required for this project is a Parking Modification to allow one covered parking spaces to be provided, instead of the two covered parking spaces required. (SBMC §28.90.100 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 in Land Use Limitations).

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

WHEREAS, 2 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, October 6, 2016.
2. Site Plans

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

- I. Uphold the appeal and approve the Parking Modification, making the finding in the Staff Report dated, October 6, 2016, that the Parking Modification to allow one covered parking space instead of the two covered parking spaces required is consistent with the Title 28 purpose and intent of the Zoning Ordinance, and would not cause an increase in the parking demand in the immediate area, because:
 1. The project received the support of the Single Family Design Board (SFDB); and
 2. The design is compatible with the neighborhood, and
 3. Other design options would be cause for additional either front or interior setback encroachments.
 4. Transportation Staff has found that tandem parking in this instance is potentially unsafe, and
 5. The Floor Area Ration (FAR) is less than the maximum.

This motion was passed and adopted on the 13th day of October, 2016 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

11/3/16

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.