



City of Santa Barbara California

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CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 001-18 1298 COAST VILLAGE ROAD MODIFICATION JANUARY 11, 2018

APPLICATION OF JEFF GORRELL, LMA ARCHITECTS, ARCHITECT FOR OLIVE OIL & GAS, L.P., 1298 COAST VILLAGE ROAD, APN 009-230-043, C-1/SD-3, LIMITED COMMERCIAL AND COASTAL OVERLAY ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: COMMERCIAL (MST2004-00493)

The proposed project consists of a new spa on the second floor of an approved mixed-use project currently under construction on a 0.41 acre lot. The approved project consists of underground parking, approximately 4,800 square feet of commercial space on the first floor, and five residential condominium units on the second and third floors.

The discretionary application required for this project is a Modification to allow the spa to encroach into the required northern interior setback (SBMC §28.63.060 and SBMC §28.92.110).

Based on California Environmental Quality Act Guidelines Section 15162, it has been determined that no subsequent Mitigated Negative Declaration (MND) is required. The proposed project revision is within the scope of the previously adopted MND and would not result in new significant environmental effects nor substantially increase the severity of previously identified significant effects discussed in the adopted MND.

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 of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 30, 2017.
2. Project Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission approved the subject application making the following findings and determinations:

- I. The Interior Setback Modification to allow the spa to encroach into the required northern interior setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The Modification is appropriate because the spa location is compatible with the architecture and neighborhood, would not encroach into the setback as much as the first floor below, would not negatively affect the property to the north due to the large hedge that would be maintained between the two properties, and would not affect the commercial parking lot to the west.

This motion was passed and adopted on the 11th day of January, 2018 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2

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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.

Kathleen Goo, 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.

DRAFT