



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 064-05 2435 CALLE LINARES APPEAL OF A MODIFICATION DENIAL OCTOBER 20, 2005

#### APPEAL OF A MODIFICATION DENIAL OF AN APPLICATION OF RON SORGMAN, AGENT FOR JOSEPH & ELAINE WEBSTER, 2435 CALLE LINARES, APN 041-411-010, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2005-00365)

The project consists of a 116 square-foot second-story addition and 45 square-foot deck to an existing 2,840 square foot residence with attached two-car garage. A Modification Hearing was held on August 10, 2005. The Modification Hearing Officer was unable to make the required findings and the project was denied. This is an appeal of that decision.

The discretionary application required for this project is a Modification to permit additions within the required ten-foot (10') interior yard setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2005-00365).

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

**WHEREAS**, two people 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, October 13, 2005
2. Site Plans

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

- I. Upheld the appeal, thus approving the modification, making the following findings and determinations:

The Modification results in an appropriate improvement because it is consistent with the pattern of development in the neighborhood, the neighboring house does not have any openings on the project side, the addition is mostly under the existing roof, additions elsewhere on the parcel are difficult due to the steep slope, and when the porch is enclosed noise and privacy will be improved for the neighbor.

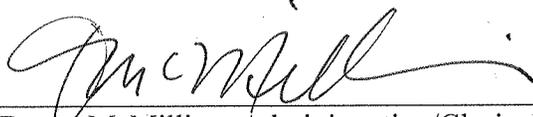
II. Said approval is subject to the following condition:

Landscaping shall be provided below the southerly elevation in order to screen the understory from view, subject to review and approval by the Architectural Board of Review.

This motion was passed and adopted on the 20th day of October, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Maguire, Jostes)

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.



Deana McMillion, Administrative/Clerical Supervisor



Date

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