



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 044-06

625 FLORA VISTA

DISCRETIONARY APPROVAL NEEDED

NOVEMBER 2, 2006

APPEAL OF TISHA LEVY, AGENT FOR ALLEN LEVY, OF THE DECISION BY THE STAFF HEARING OFFICER, FOR 625 FLORA VISTA, APN 041-385-003, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00176)

The 13,750 square foot project site is currently developed with a 1,339 square foot residence and 459 square foot attached garage. The proposed project involves the conversion of the existing garage to habitable space, 144 square feet of first floor addition, and the construction of a new two-car garage. The discretionary application required for this project are Modifications to permit new habitable space within the required front and interior yard setbacks (SBMC §28.15.060). On August 30, 2006 the Staff Hearing Officer reviewed the project and approved the project with the condition that the existing nine-foot (9') front yard encroachment be reduced to two feet (2'). This is an appeal of that action.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 which allows for alterations of existing private structures with additions that do not result in an increase of more than 50% of the existing floor area or 2,500 square feet, whichever is less.

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

WHEREAS, one person 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, November 2, 2006
2. Site Plans

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

To deny the appeal of the decision made by the Staff Hearing Officer on August 30, 2006, and to deny the modification for encroachment into the front and side yards.

This motion was passed and adopted on the 2nd day of November, 2006 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Myers)

Commissioner Larson stepped down.

PLANNING COMMISSION RESOLUTION NO. 044-06
625 FLORA VISTA
NOVEMBER 2, 2006
PAGE 2

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, Alternate Commission Secretary

Date January 16, 2007

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.