



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 024-07

1829 STATE STREET AND 11 W. PEDREGOSA STREET FRONT YARD MODIFICATION, INTERIOR YARD MODIFICATION, REAR YARD MODIFICATION, CONDITIONAL USE PERMIT, DEVELOPMENT PLAN AND TENTATIVE SUBDIVISION MAP

JUNE 7, 2007

**APPLICATION OF TOM OCHSNER, ARCHITECT FOR THE HAWKES FAMILY TRUST,
1829 STATE STREET AND 11 W. PEDREGOSA STREET, 027-031-006 and 029-031-007, C-
2/R-4, COMMERCIAL AND HOTEL/MOTEL/MULTIPLE RESIDENCE ZONES, GENERAL
PLAN DESIGNATION: OFFICES AND GENERAL COMMERCE (MST2004-00132)**

The proposed project involves the development of a three-story mixed use building on two parcels located at 1829 State Street and 11 W. Pedregosa Street. The project site is located at the southwest corner of State and Pedregosa Streets. The existing 1,180 square foot residential unit located at 11 W. Pedregosa is proposed to be removed. The proposed mixed use project would provide 2,360 net square feet of commercial space and six residential condominiums. The commercial space is proposed to be divided into five commercial units, four of which will be located on the ground floor and one on the second floor. The six residential condominiums are proposed on the second and third floor and range in size from 1,677 to 2,808 net square feet. One residential unit would front on State Street and the remaining five units would either front on Pedregosa Street or be located within the project's interior. Twenty-three parking spaces are proposed in a ground level garage, which includes six, two-car garages for the residential units and 11 parking spaces for the commercial uses. Multiple pedestrian entry points are proposed along State and Pedregosa Streets and vehicular access would be located on Pedregosa Street. The merger of APN 027-031-006 and 027-031-007 is also proposed.

The discretionary applications required for this project are:

1. Modification for front yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
2. Modification for interior yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
3. Modification for rear yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
4. Tentative Subdivision Map to create a one-lot subdivision for five commercial and six residential condominium units (SBMC§27.07 and 27.13);
5. Conditional Use Permit to allow a driveway and parking area for non-residential uses in a residential zone (SBMC § 28.94.030.H); and
6. Development Plan Approval allow the construction of 2,360 net square feet of nonresidential development (SBMC §28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

WHEREAS, the Planning Commission has held the required public hearings on March 8, 2007 and June 7, 2007, and the Applicant was present.

WHEREAS, no one 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, March 1, 2007
2. Staff Report with Attachments, May 31, 2007
3. Site Plans
4. Correspondence received in opposition to the project:
 - a. Eric N. Pedersen, AIA, Santa Barbara, CA

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

I. Denied the application making the following findings and determinations:

The Planning Commission could not make the findings for the Tentative Subdivision Map nor the Setback Modifications for the following reasons:

- A. Volume and bulk of the project are inappropriate and excessive relative to the site; and
- B. Project is not physically suitable for the proposed site; and
- C. Proposed use is not consistent with the General Plan's vision of this neighborhood; and
- D. The modifications are not necessary to make an appropriate improvement on the site.

In addition, the Commission could not make the Conditional Use Permit findings for the total area of the site and the setbacks of all facilities from property and street lines as being of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.

II. Said denial was given with the following recommendations if the project were to return to the Planning Commission at a future date:

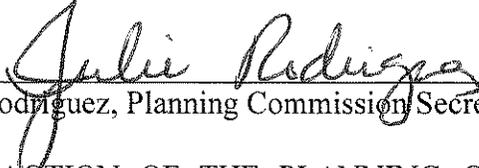
- A. Substantial reduction or elimination of need for modifications,
- B. Reduction of unit sizes;
- C. Reduction of volume and bulk,
- D. Paseo gates are to remain open during business hours, and
- E. Work on addition of Built Green elements.

PLANNING COMMISSION RESOLUTION No. 024-07
1829 STATE STREET AND 11 W. PEDREGOSA STREET
JUNE 7, 2007
PAGE 3

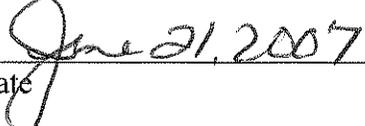
This motion was passed and adopted on the 7th day of June, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

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

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



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.