



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 002-08

1596 ORAMAS ROAD

MODIFICATION

JANUARY 17, 2008

APPEAL OF BANYAN ARCHITECTS ON THE STAFF HEARING OFFICER APPROVAL OF AN APPLICATION FOR SANFORD COMBS, 1596 ORAMAS ROAD, APN 029-060-022, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00109)

The 8,500 square foot lot is currently developed with a two-story single-family residence and detached two-car carport. The proposed project involves legalization of as-built alterations and additions including conversion of the original carport to habitable space, a covered porch on the side of the residence, and the detached two-car carport which was built to replace the required parking. The discretionary application required for this project is a Modification to provide alterations and additions within the front and interior yard setbacks (SBMC§28.15.060). On August 15, 2007 the project was approved with the condition that the carport be relocated three-feet (3') from the interior lot line. This is an appeal of that condition.

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 hearing on the above application, 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, January 10, 2008
2. Site Plans

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

- I. Upheld the decision of the Staff Hearing Officer to approve the modification with the following revised conditions:
 1. The two columns closest to the property line may stay in the current location.
 2. Shave the roof structure to match the face of the existing columns closest to the property line.
 3. Encourage approval of a waiver by Transportation Planning for the required depth of the carport. If not granted by Transportation, the eave may move forward enough to meet the depth requirement, reducing the front setback of the overhang an appropriate amount.

4. Remove pavement in the front yard that potentially allows additional parking in the front yard and return that area to landscaping, subject to approval by the Single Family Design Board.

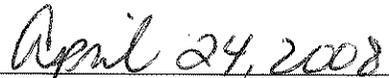
This motion was passed and adopted on the 17th day of January, 2008 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 2 (Jostes, Larson) 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



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.