



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 004-11

415 ALAN ROAD

TENTATIVE SUBDIVISION MAP, MODIFICATION, GENERAL PLAN AND LOCAL COASTAL PLAN AMENDMENT,
ZONING MAP AMENDMENT & COASTAL DEVELOPMENT PERMIT

MARCH 3, 2011

**APPLICATION OF PATSY STADELMAN, BROWNSTEIN HYATT FARBER SCHRECK, LLP,
AGENT FOR ANDREW M. SEYBOLD, 415 ALAN ROAD, APN 041-091-024, A-1/SD-3, ONE-FAMILY
RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION:
RESIDENTIAL, ONE UNIT PER ACRE (MST2009-00083)**

The project consists of a lot split of a 1.37 acre parcel that is currently developed with a single family residence with a garage. The lot split would result in the creation of one 45,056 square foot lot (Proposed Parcel A), with the existing single-family residence remaining on this lot, and one 14,601 square foot lot (Proposed Parcel B), which would be vacant. A development restriction of a single story, 2,000 square foot (s.f.) maximum size residence with a 500 s.f. garage, which would be constructed on slopes of less than 20% is proposed for Parcel B. Access to each of the proposed lots would be from Alan Road.

A General Plan/Local Coastal Plan Amendment and a Rezone for the proposed northern lot (Proposed Parcel B) were initiated by City Council on November 10, 2009.

The discretionary applications required for this project are the following:

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and/or Coastal Commission:

1. General Plan Amendment to change the land use designation of the newly created vacant lot (Proposed Parcel B) from Residential, one unit per acre to Residential, three units per acre, (14,520 sq. ft. per unit) (SBMC §28.07); and
2. Local Coastal Plan Amendment to change the land use designation of the newly created vacant lot (Proposed Parcel B) from Residential, one unit per acre to Residential, three units per acre, (14,520 sq. ft. per unit) (SBMC §28.07) and to change the zoning map designation as described below; and
3. Zoning Map Amendment to rezone proposed Parcel B from A-1/ SD-3 (Single Family Residential), to E-3/ SD-3 (Single Family Residential) (SBMC, §28.92.020).

Actions by the Planning Commission, contingent upon recommendation of the actions listed above:

4. A Lot Area Modification to allow proposed Parcel A to be less than the required lot size of 1.5 acres necessary to be consistent with the slope density (SBMC §28.92.026.A); and
5. A Tentative Subdivision Map to allow the division of one (1) lot into two (2) parcels (SBMC 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15061(b)(3).

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 one person appeared to speak with concerns thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 24, 2011.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Gregg Merrill, Santa Barbara, CA
 - b. Jeffrey & Marlene Schmidt, Santa Barbara, CA
 - c. Chris & Tina Agnoli, via email
 - d. Marion Gibson, Santa Barbara, CA
 - e. Sylvia Danner, Santa Barbara, CA
 - f. Myrtle M. Leimer, Santa Barbara, CA
 - g. Robert Aparicio, via email
4. Correspondence received in opposition to the project or with concerns:
 - a. Dr. Herb Gravitz & Julie Bowden, via email
 - b. Steve Dougherty, Santa Barbara, CA
 - c. Paula Westbury, Santa Barbara, CA

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

- I. Recommended that City Council not adopt the General Plan Amendment, Zoning Map Amendment and Local Coastal Plan Amendment.

This motion was passed and adopted on the 3rd day of March, 2011 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 3 NOES: 2 (Bartlett, Jordan) ABSTAIN: 0 ABSENT: 2 (Jacobs, Schwartz)

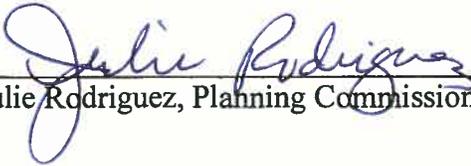
- II. Denied the Lot Area Modification, the Tentative Subdivision Map, and the Coastal Development Permit because the Planning Commission could not make the findings for a positive recommendation to City Council.

This motion was passed and adopted on the 3rd day of March, 2011 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 3 NOES: 2 (Bartlett, Jordan) ABSTAIN: 0 ABSENT: 2 (Jacobs, Schwartz)

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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.



Julie Rodriguez, Planning 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.

