



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 017-11

502 E. MICHELTORENA STREET

OPEN YARD MODIFICATION AND GARAGE ENCROACHMENT MODIFICATION

SEPTEMBER 8, 2011

APPLICATION OF PAUL ZINK, ARCHITECT FOR DOUGLAS FOSTER, 502 E. MICHELTORENA ST., APN 029-031-001, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00186)

The applicant proposes to demolish an existing detached 182 square foot single-car garage and construct a new 185 square foot attached single-car garage in the interior setback, and construct a 426 square foot single-story addition to the existing 900 square foot single-family residence, on a 5,194 square-foot lot. This is an appeal of the Staff Hearing Officer's denial of the requested Modifications on July 13, 2011.

The discretionary applications required for this project are:

1. A Modification to allow the new garage to encroach into the three-foot interior setback (SBMC Sections 28.18.060 & 28.92.110); and
2. A Modification of the R-2 Zone Open Yard standards (SBMC Sections 28.18.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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, September 1 2011.
2. Site Plan, Floor Plan and Elevations

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

- I. Upheld the appeal and approved the modification requests for the open yard and garage encroachment into the interior setback.
- II. Said approval is subject to the following condition:
 - A. **Floor Plan Configuration.** The project shall be designed in a manner that would result in one residential unit.

This motion was passed and adopted on the 8th day of September, 2011 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Jacobs)

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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.

Gabriela Feliciano
Gabriela Feliciano, Commission Secretary

September 22, 2011
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.