



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 019-12

1654 SHORELINE DRIVE

MODIFICATIONS

DECEMBER 6, 2012

APPEAL BY MIKE MCLAUGHLIN OF THE STAFF HEARING OFFICER'S DECISION FOR THE APPLICATION OF HOWARD WITTAUSCH, ARCHITECT FOR MIKE MCLAUGHLIN, 1654 SHORELINE DRIVE, APN 045-172-022, E-3 SINGLE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00319)

The existing 9,205 square foot site is currently developed with a 1,525 square foot residence with an attached two-car garage and a detached, 700 square foot, accessory/garage building. The proposal includes a 225 square foot addition to the main residence, relocation of the front entry porch and landing, roof replacement, permitting of an "as-built" spa, "as-built" pool equipment, "as-built" paving, and "as-built" alterations to the existing detached accessory/garage building to create a pool cabana not to exceed 500 square feet.

The discretionary application required for this project are:

1. A Modification to allow the garage portion of the detached accessory building to be converted to habitable space within the required six-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the pool equipment to encroach two-feet into the required six-foot interior setback. (SBMC § 28.15.060 and SBMC § 28.92.110)

On October 3, 2012, the Staff Hearing Officer approved Modification request #1, and denied Modification request #2. The applicant is appealing the denial of Modification request #2

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, November 29, 2012
2. Site Plans

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

- I. Upheld the appeal and approved the modification to allow the as-built conversion of the garage to accessory space within the interior setback, and approved the modification to allow the pool equipment to encroach into the required interior setback, making the findings contained in SHO Resolution No. 039-12, and subject to the conditions of approval contained in this resolution. :

II. Said approval is subject to the following conditions:

- A. Record a Zoning Compliance Declaration against the property title due to the configuration of the accessory building.
- B. Revise the floor plan of the detached accessory building to eliminate the closets and storage areas within the changing area adjacent to the half-bathroom and outdoor kitchen areas.
- C. Remove the portion of the new trellis at the front of the garage from the required west interior setback.
- D. The outdoor kitchen amenities are limited to a sink and barbeque.
- E. The plastic outside drapes surrounding the outdoor kitchen area attached to the "pool house" shall be removed.
- F. Submit for a public works permit for the improvements proposed within the public right-of-way (e.g. widened driveway curb cut).
- G. Applicant shall construct a permanent pool equipment enclosure to attenuate the sound so that it is in compliance with the noise regulations (SBMC §9.16.025), and a post-construction noise study shall be submitted to verify compliance.

This motion was passed and adopted on the 6th day of December, 2012 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 2 (Larson, Lodge) 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

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.