



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 028-07

1400 ROGERS COURT

INITIATION FOR ZONE CHANGE AND GENERAL PLAN AMENDMENT

JULY 12, 2007

APPLICATION OF MARK LLOYD, AGENT FOR SANTA FE COURT LLC, PROPERTY OWNER, 1400 ROGERS COURT, APN: 035-180-070, E-1, SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE AND 5 UNITS PER ACRE (MST2006-00736).

The project consists of a request to initiate a Zone Change and a General Plan Amendment for an existing lot at 1400 Rogers Court (formerly known as 1418 Cliff Drive) from E-1, Single Family Residential, Zone to R-2, Two-Family Residential, Zone and from a General Plan Designation of Residential - 3 Units per Acre and Residential - 5 Units per Acre to Residential - 12 Units per Acre. The project site is a 16% slope lot, 44,600 square feet in size, and located in the Alta Mesa Neighborhood of the City, accessed from Santa Fe Place.

If the initiation request goes forward, the proposed project, which involves a 12-unit, one-lot subdivision would include eight units proposed at market rate and four units proposed at affordable rates. This would require a Tentative Subdivision Map, Modifications, and a Public Street Frontage Waiver. Final approval of the rezone and General Plan Amendment would subject to City Council review.

The discretionary applications required for this project are:

1. Initiation of a Zone Change from E-1 (One-Family Residence Zone) to R-2 (Two-Family Residence Zone); and
2. Initiation of a General Plan Amendment from Residential – 3 Units per Acre and Residential - 5 Units per Acre to Residential – 12 Units per Acre.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, 1 person appeared to speak in favor of the application, and 10 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 5, 2007
2. Site Plans
3. Correspondence received in support of the project with concern:
 - a. Andy Chapman, Santa Barbara, CA

4. Correspondence received in opposition to the project:
 - a. Janet Rowse, via email
 - b. Stephen Carmel, Santa Barbara, CA
 - c. Kristen Gravelle, hand delivered letter
 - d. A. Zoll (illegible), hand delivered letter
 - e. (illegible name), hand delivered letter
 - f. Bill Gorly, hand delivered letter
 - g. Shirley Rontowski, Santa Barbara, CA
 - h. Rita Rivest, Santa Barbara, CA
 - i. (illegible name), hand delivered letter
 - j. (illegible name), hand delivered letter
 - k. Jessy Zamoraano, hand delivered letter
 - l. Owen Dell, Santa Barbara, CA
 - m. (illegible name), hand delivered letter
 - n. A. Alvarado, hand delivered letter
 - o. Craig W. Rice, hand delivered letter
 - p. Sally & Mark Hamilton, hand delivered letter
 - q. Gilbert A. Pitney, hand delivered letter
 - r. (illegible name), hand delivered letter
 - s. Alan Vandeburgh, hand delivered letter
 - t. Rafelle Glatter, hand delivered letter
 - u. I. Noppe, Santa Barbara, Ca
 - v. Shawn Petche, hand delivered letter
 - w. Bob Trimble, via email
 - x. Paul and Lynne Martyniuk, hand delivered letter
 - y. Petition from Mary Norton with 20 signatures
 - z. Kathy Sheffield, via email
 - aa. Kathleen and Kevin Kelly, via email

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

Denied initiation of the Zone Change and General Plan Amendment for the reason that it should be a part of the current General Plan Update process.

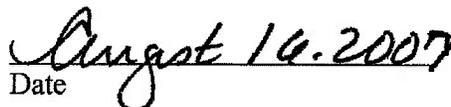
This motion was passed and adopted on the 12th day of July, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 0 ABSTAIN: 0 ABSENT: 3 (Myers, Jacobs, Bartlett)

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.