



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 19, 2008

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Adoption Of Ordinance And Appeal Findings Resolution For 1298 Coast Village Road

RECOMMENDATION: That Council:

- A. Adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Rezoning Certain Property and Approving a Local Coastal Program Amendment for an Application of Olive Oil & Gas LP, 1298 Coast Village Road (MST2004-00493); and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Denying the Appeal and Upholding the Decision of the Planning Commission to Approve the Mitigated Negative Declaration and Approve a Mixed-Use Project Located at 1298 Coast Village Road, Making Environmental Findings, Approving Certain Modifications, and Issuing a Coastal Development Permit and a Development Plan Approval for Non-Residential Development, Along with the Necessary Tentative Subdivision Map for Eight Residential Condominium Units and for a 4,800 Square-Ft. Non-Residential Commercial Development.

DISCUSSION:

On July 15, 2008, the City Council denied the appeals of John and Sandy Wallace, Save Coast Village Road, Friends of Outer State Street, and Delfina Mott, and upheld the Planning Commission's decision to adopt the Mitigated Negative Declaration and approve the rezoning and related Local Coastal Program amendment and approve the project at 1298 Coast Village Road, subject to certain additional conditions of approval. Council directed to prepare and submit within 30 days an Ordinance for the rezoning and Local Coastal Program amendment, and a Decision and Findings Resolution to the City Council for adoption. On August 12, 2008, Council introduced the Ordinance for rezoning. Included in this Council Agenda Report are the Ordinance and the Decision and Findings Resolution. This Resolution reflects the Council's direction at the July 15th hearing to work with the Architectural Board of Review to reduce the massing of the second and third floor portion of the building and to eliminate the second floor portion of the Modification to the northern setback. Specifically, conditions D 6 through D 10 in the Resolution reflect this direction. Finally, the project description in the Resolution was updated to reflect the applicant's offer to pay \$17,000 per unit to the City's Inclusionary Housing Fund.

PREPARED BY: Peter Lawson, Associate Planner

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office