



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 005-11
1233 MISSION RIDGE ROAD
PERFORMANCE STANDARD PERMIT
MARCH 10 2011

APPEAL BY MARK CHYTILO, AGENT FOR JUDY AND DAVID DENENHOLTZ, OF THE STAFF HEARING OFFICER'S APPROVAL OF THE APPLICATION OF MARK SHIELDS OF DESIGN ARC, ARCHITECT FOR THOMAS AND BARBARA SANBORN, PROPERTY OWNERS, 1233 MISSION RIDGE ROAD, APN 019-231-007, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2010-00186)

Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet, and construct a new single-family residence and an Additional Dwelling Unit on a 31,584 square foot lot in the Hillside Design District. The new single family dwelling is proposed as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. The Additional Dwelling Unit is proposed as a 920 square foot one-story additional dwelling unit, with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The discretionary application required for this project are a Performance Standard Permit to permit an additional dwelling on a one-family residentially zoned lot (SBMC § 28.93.030.E).

This project was approved by the Staff Hearing Office on January 26, 2011 and appealed on February 7, 2011.

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

WHEREAS, 3 people appeared to speak in favor of the appeal, and 3 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 3, 2011.
2. Site Plans
3. Correspondence received in support of the appeal or with concerns:
 - a. Dan and Diane Gainey, Santa Barbara, CA
 - b. Cathie McCammon, President, Allied Neighborhoods Association
 - c. Alain Trial, via email
 - d. Paula Westbury, Santa Barbara, CA
 - e. Beverly Johnson, via email

4. Correspondence received in opposition to the appeal:
 - a. Laurel Phillips, Santa Barbara, CA
 - b. Mary Lou Fahy, Santa Barbara, CA
 - c. Sarah Stewart, Santa Barbara, CA
 - d. Sara Lytle and Fred Davis III, Santa Barbara, CA

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

- I. Denied the appeal and upheld the decision of the Staff Hearing Officer's approval making the following findings and determinations subject to the conditions of approval in Staff Hearing Officer Resolution 002-11:

Performance Standard Permit (SBMC 28.93.030)

The Performance Standard Permit complies with all standards of SBMC 28.93.030.E, including adequate lot area for two residential units with associated existing accessory space, and adequate ingress and egress for each residence. Based on the discussions in Sections V.B and C of this Staff Report, the Planning Commission concludes there is adequate ingress and egress to the project site for day-to-day and emergency use. The project is located on a 31,584 square foot lot of which is more than the minimum lot size required for an Additional Dwelling Unit in the E-1 zone district, as described in Sections III. and IV of this Staff Report. The new structures will comply with all ordinance standards of the E-1 Zone including height and setbacks, parking and open yard, as described in Section IV.

- II. Said approval is subject to the following conditions:

- A. The two existing oak trees (20" and 24") on the east side of the property shall be preserved, protected, and maintained. The recommendations for tree protection during construction, including the suggested changes to the plans included in the body of the arborist letter report from Westree dated August 12, 2010, shall be incorporated into the project and included in any plans submitted for a building permit associated with this project.
- B. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way or Greenridge Lane, unless specifically permitted by the Transportation Manager with a Public Works permit.
- C. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.

This motion was passed and adopted on the 10th day of March, 2011 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 0 ABSTAIN: 0 ABSENT: 3 (Bartlett, Lodge, Jordan)

PLANNING COMMISSION RESOLUTION No. 005-10
1233 MISSION RIDGE ROAD
MARCH 10, 2011
PAGE 3

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.