



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 017-16
527 E. MICHELTORENA STREET
MODIFICATION
MARCH 16, 2016

APPLICATION OF GILBERT ALAJARIN, PROPERTY OWNER, 527 E. MICHELTORENA STREET, APN: 027-260-019, R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (MST2015-00362)

The 10,609 square-foot site is currently developed with a 1,776 square foot single family dwelling and an 824 square foot three-car garage with an 824 square foot one-bedroom dwelling unit above. The proposed project involves permitting the "as-built" installation of a stone pizza oven with a seven foot chimney, barbeque, and counter in the interior setback of the front unit of a two-residence parcel. The proposal also includes an "as-built" two foot eight inch tall stone wall added within five feet of the existing three foot nine inch sandstone wall on the front property line, and the "as-built" refinishing of the existing western lot line wall with stone. An Administrative Height Exception has been approved for the over height wall. This property is on the City's List of Potential Historic Resources.

The discretionary application required for this project is an Interior Setback Modification to allow an outdoor pizza oven, chimney, barbeque and counter in the required six-foot interior setback to the west of the property (SBMC § 28.21.060 and SBMC § 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 Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, dated March 10, 2016.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the requested Interior Setback Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The "as-built" pizza oven with chimney, barbeque and counter are appropriate because they are not anticipated to adversely impact the adjacent neighbors. The improvements are screened by landscaping and a wall and are located adjacent to a non-residential driveway and commercial parking lot.

