



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 044-10
224 MICHELTORENA STREET
MODIFICATION
AUGUST 25, 2010

APPLICATION OF PUJO & ASSOCIATES, AGENT FOR KOSTRUBA SURVIVORS TRUST, 224 W. MICHELTORENA STREET, APN 027-221-017, R-4 HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00194)

The 7,000 square foot project site is currently developed with two single family residences. The proposed project involves a 366 square foot second story addition to one of the units. The discretionary application required for the project is a Modification of the required separation between buildings (SBMC §28.21.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

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

WHEREAS, one person appeared to speak in opposition to the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 18, 2010.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, 650 Miramonte Drive, Santa Barbara, Ca

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

- I. Approved the subject application making the finding 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 proposed Modification of building separation requirements allows for expansion of Unit B within the existing building footprint. Although the fifteen-foot building separation would not be provided on all floors, the proposed second-story portion would observe the required distance from the adjacent single story residence.
- II. Said approval is subject to following conditions: 1) The hedge along the front lot line shall be brought into conformance with Municipal Code Section 28.87.170; 2) The trampoline and other miscellaneous items shall be removed from the required setbacks; 3) The "as-built" pond and patio cover shall either be removed or permits be obtained; 4) The fence and paving located on the neighboring property to the West, shall be removed or building permits obtained; 5) The portion of the storage room located on the neighboring property to the West, shall be removed. All conditions must be met prior to issuance of a building permit for this project.