



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 018-11  
735 W. MICHELTORENA STREET  
MODIFICATIONS  
MAY 4, 2011

**APPLICATION OF SHERRY & ASSOCIATES ARCHITECTS, AGENT FOR ELIAS KHOURY, 735 W. MICHELTORENA STREET, APN: 039-032-001, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2010-00293)**

The 4,590 square foot project site is currently developed with a neighborhood market and a detached single-family residence that was damaged by a fire. The proposed project involves construction of a 251 square foot one-story addition and a 517 square foot two-story addition to the existing 448 square foot one-story residence, and attaching it to the market. Also proposed is the conversion of an existing bedroom and storage area to a one-car garage for the residence.

The discretionary applications required for this project are Modifications to allow new habitable space within the required six foot interior setback, new covered parking in both required three foot interior setbacks, and to not meet the requirements for the location and dimensions of the open yard area (SBMC §28.18.060.B & C).

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**, 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, April 27, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA 93101.

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

- I. Approved the subject application making the findings that the Modifications are consistent with the purposes and intent of the Zoning Ordinance, and are necessary to secure an appropriate improvement on the lot. The proposed changes will allow for fire-damage repair and expansion of the modestly-sized 993 square foot residence on the lot. The open yard area as proposed fulfills the intent of the requirement and allows the site to be developed in a manner that preserves the existing neighborhood market and allows for a minor expansion of the existing residence while maintaining adequate area for the occupant's outdoor enjoyment, and with no expected impacts to adjacent neighbors.
  
- II. Said approval is subject to the following conditions, as revised at the hearing:
  - A. The existing 7-foot high fence shall be reduced to 6 feet in height as approved under the prior modification from July 13, 1994, except for the portion of fence located within 10 feet of either side of the driveway for a distance of 20 feet back from the Chino Street, which shall be reduced in height to the degree necessary for safety and visibility purposes as determined by Transportation Planning staff.
  - B. The abandoned public telephone fixtures attached to the fence facing the Micheltorena Street frontage shall be removed.
  - C. Unless otherwise altered by ABR review of the subject project, the fences shall be repainted to match Frazee Color 5815N (Friar Brown) and the vines approved to screen the fences shall be replanted, consistent with the ABR approval of April 17, 1995.
  - D. The existing landscaping adjacent to the driveway shall be reduced and maintained at 3.5 feet in height within 10 feet of the driveway, and the landscaping along the Chino Street frontage shall be cut-back and maintained to not obstruct the sidewalk.
  - E. The depth of the proposed trellis shall be reduced so that the open yard area proposed at the front of the property facing Chino Street meets the minimum 20' x 20' dimensions.

This motion was passed and adopted on the 4<sup>th</sup> day of May, 2011 by the Staff Hearing Officer of the City of Santa Barbara.

