



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, FEBRUARY 23, 2005
10:00 A.M.

Roxanne Milazzo
Modification Hearing Officer

630 Garden Street
David Gebhard Public Meeting Room

I. NOTICES:

- A. The items before the Modification Hearing Officer (MHO) may be appealed to the Planning Commission. For information on appeals, contact the Planning Division Staff at (805) 564-5470. Said appeal must be in writing and must be filed within ten (10) calendar days of the meeting at which the MHO took action or rendered a decision.
- B. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact Roxanne Milazzo at (805) 564-5470 between the hours of 8:30 a.m. and noon and 1:00 p.m. to 4:30 p.m., Monday through Friday.

II. PUBLIC COMMENT:

Any member of the public may address the Modification Hearing Officer for up to two minutes on any subject within the Officer's jurisdiction that is not scheduled for a public discussion during the hearing on that day. The total time for public comment is ten minutes. Public comment for items scheduled on the agenda will be taken at the time the item is heard.

III. NEW ITEMS:

A. APPLICATION OF BRIGITTE WRIGHT, 1555 LA VISTA DEL OCEANO, APN 035-170-027, E-1 ONE-FAMILY RESIDENCE ZONE (MST2000-00712)

The project site is currently developed with a single family residence and garage. The proposed project involves the installation of a guard rail on the top of an existing garden wall. A Modification is required to permit the guard rail and wall, when combined with an adjacent wall's height, to exceed the maximum allowable height of eight-feet (8') when located within the required ten-foot (10') interior yard setbacks (SBMC§28.87.170).

This project was subject to review by the Architectural Board of Review (ABR) pursuant to SBMC §22.68.

ACTION: Findings made and project approved as submitted.

B. APPLICATION OF DENNIS THOMPSON, AGENT FOR JOAN HECHT, 661 LAS ALTURAS ROAD, APN 019-281-005, E-1 ONE-FAMILY RESIDENCE ZONE (MST2004-00812)

The project site has frontage onto Las Alturas on three (3) sides. Current development on site consists of a single family residence and attached garage. The proposed project involves 468 square feet of third floor area, a new 182 square foot atrium entry, and a roof over an existing second story deck. A Modification is required to permit those additions to be located within a required thirty-foot (30') front yard setback (SBMC §28.15.060).

This project was subject to review by the Architectural Board of Review (ABR) pursuant to SBMC §22.68.

ACTION: Findings made and project approved subject to the condition that all plans submitted for building permits in conjunction with the approval of this modification shall show/include:

1. Removal of hedges located within the public right-of-way.
2. Reduction of all hedges located within ten-feet (10') of any front lot line, and along the driveway for twenty-feet (20') back, to the maximum allowable height of three and one-half feet (3 ½').
3. Any improvement proposed within the public right-of-way will require the approval of the Public Works Department.