



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, JANUARY 26, 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 SCOTT MC COSKER, 1464 LA CIMA ROAD, APN 041-022-032, R-1 ONE-FAMILY RESIDENCE ZONE (MST2004-00856)

The project site is currently developed with a single family residence and two-car carport. The proposed project involves the conversion of the carport to a garage. A Modification is required to permit the garage to be located within the required twenty-foot 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.

John and Kathy Cook spoke in opposition to the project.

George Decker expressed his concerns with the project.

Letters of support from George and Pamela Decker.

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Christopher and Roberta Tracy

Mark Bacino

Bruce and Kelly Giffin were read for the record.

ACTION: The Modification Hearing Officer was unable to make the required findings and the project was denied.

B. APPLICATION OF RICHELE MAILAND , AGENT FOR ED STETSON, 15 E. PADRE STREET, APN 025-242-013, E-1 ONE-FAMILY RESIDENCE ZONE (MST2004-00750)

The project site is currently developed with a single family residence and detached two-car garage with 179 square foot workshop. The proposed project involves 221 square feet of first floor addition and 399 square feet of second floor addition to the existing workshop. Modifications are required to permit:

1. Accessory space to exceed the 500 square foot maximum (SBMC §28.87.160) and,
2. For interior lot line hedges to exceed the eight-foot (8') height limitation (SBMC§28.87.170). The applicant is requesting a height of twelve-feet (12').

A letter of opposition from Michele Bertran Sell was read for the record.

Mina Goena-Welch spoke in support of the project.

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:

1. Accessory space for the site not exceeding 800 square feet.
2. The front lot line hedge being maintained at a maximum height of five-feet (5') and the hedge located along the interior lot lines at a maximum of twelve-feet (12').

Prior to issuance of any building permits in conjunction with the approval of this modification, the owner(s) shall record a Zoning Compliance Declaration.

C. **APPLICATION OF PAUL ZINK, AGENT FOR PAMELA BARAJAS, 817 W. ANAPAMU STREET, APN 039-191-004, R-2 TWO-FAMILY RESIDENCE ZONE (MST2004-00811)**

The project site has frontage on Anapamu and Carrillo Streets. Current development on site consists of a two-story duplex and detached two-car garage. The proposed project involves a 290 square foot addition with a deck above, demolition of the existing garage, and the construction of a new two-car garage with storage loft above. A Modification is required to permit the new garage to be located within the required front yard setback facing Carrillo Street (SBMC §28.18.060)

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 the new garage observing a three-foot (3') interior and front yard setback off of Carrillo Street.