



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, MARCH 9, 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 SUSETTE NAYLOR , AGENT FOR LISBETH & CARTER BEISE, 1815 ROSSIER LANE, APN 027-032-014, R-1 ONE-FAMILY RESIDENCE ZONE (MST 2005-00071)

The project site is currently developed with a single family residence and detached garage. The proposed project involves a remodel and 332 square feet of first floor additions. A Modification is required to permit two (2) landings, leading from the residence into the back yard, to be located within the required open yard area (SBMC §28.15.060).

Project withdrawn at the applicant's request.

B. APPLICATION OF KRISTIN STORY, AGENT FOR COTTAGE HOSPITAL, 2410 FLETCHER AVENUE & 414 W. JUNIPERO STREET, APN 025-052-022 & 021, C-O MEDICAL OFFICE ZONE (MST 2004-00872)

The project site(s) front onto Fletcher Avenue, Junipero Street, and an un-named alley. This application involves the merging of two (2) lots. Demolition of an existing residence and garage and construction of a 1,250 square foot addition to the existing office building is being proposed. Existing parking will be reconfigured and five (5) additional parking spaces will be added to the site. A Modification is required to permit parking within the required ten-foot (10') front yard setbacks facing Junipero Street and the public alley (SBMC §28.51.060).

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. Separate site plans representing the existing situation and the proposed (after lot merge) situations.
2. Scope of Work Statement should include demolition of residence and garage.
3. Project Statistics section needs to document existing parcel numbers and their lot areas in addition to the proposed figure that is shown.
4. Remove the Measure E information from the cover sheet. The residential floor area being removed does not get credited for Measure E square footage. Only commercial square footage is calculated.
5. The existing condition sheet needs to be the same size as the others.
6. Submit an elevation sheet for the Modification file
7. Show a minimum seven-foot (7') and four-foot (4') front yard setback off of Junipero and the public alley respectively.

C. APPLICATION OF DUFFY SMITH, AGENT FOR NANCY PARKER, 1512 ROBBINS STREET, APN 043-233-011, R-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00085)

The project site is currently developed with a single family residence and detached garage with accessory room. The proposed project involves a 575 square foot second story addition to the residence. A Modification is required to permit the addition to exceed solar access height limitations (SBMC §28.11).

John Beardsmore 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/include a shade study and calculations, as approved by the Modification Hearing Officer.

D. APPLICATION OF ADAPT DESIGN STUDIO, AGENT FOR WENDY SNYDER, 2430 LAS POSITAS ROAD, APN 051-351-013, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00087)

The project site is currently developed with a single family residence and garage. The proposed project involves 688 square feet of first and second story additions and expansion and relocation of the existing garage. A Modification is required for alterations to the garage and a second story above it to be located within the required twenty-foot (20') 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 the addition observing a minimum eighteen-foot (18') front yard setback.

E. APPLICATION OF CARLO RICCI, AGENT FOR STEPHEN & CHRISTINE KELLEY BUCHANAN, 2335 FOOTHILL LANE, APN 021-090-017, A-1 ONE-FAMILY RESIDENCE ZONE, (MST2005-00089)

The project site is currently developed with a single family residence and garage. The proposed project involves alteration/expansion of the garage and a trash storage area that were shown on the approved building plans. A Modification is being required to permit their location within the required thirty-five foot (35') front and fifteen-foot (15') interior yard setbacks (SBMC 28.15.060).

ACTION: Findings made and project approved as it exists.