



# City of Santa Barbara California

## MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, SEPTEMBER 7, 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.

### IV. NEW ITEMS:

- A. APPLICATION OF BRYAN POLLARD, AGENT FOR KATE RUSSELL, 412 & 414 W. SOLA STREET, APN 039-051-011, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE (MST2005-00393)

The project site is currently developed with a single family residence, a duplex, and a three (3) car garage. The proposed project involves the demolition of the garage, replacement with a slightly larger one, with 427 square feet of accessory space on top. A Modification is required to permit ten (10) square feet of the garage expansion to be located within the required six-foot (6') interior yard setback (SBMC §28.21.060).

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:

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1. The new garage maintaining the existing one-foot (1') interior yard setback.
2. A survey to verify that all construction (including eaves) is located on the subject site.
3. The Architectural Board of Review's approval for the removal of the Camphor Tree.
4. Removal of the existing driveway and curb cut located on the south side of the property. Replacement with a City approved curb will be required.

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

**B. APPLICATION OF ON DESIGN ARCHITECTS, AGENT FOR SERGIO MICHEL, 232 VISTA DE LA CUMBRE, APN 053-092-014, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2004-00272)**

The project site is currently developed with a single family residence and carport. The proposed project involves demolition of the carport and the construction of a two-car tandem garage with storage at the rear. A Modification is required to permit a reduction in the required five-foot (5') separation between the residence and any accessory structure (SBMC §28.04.020).

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 building separation at a minimum of three-feet (3').

**C. APPLICATION OF ROBERT STAMPS, AGENT FOR WILLIE ROWAN, 1321 E. GUTIERREZ STREET, APN 031-391-017, R-2 TWO-FAMILY RESIDENCE ZONE MST2005-00538)**

The project site is currently developed with a single family residence and garage. The proposed project involves a 376 square foot first floor addition to the residence. A Modification is required to permit the addition to reduce the required open yard area (SBMC §28.18.060).

**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 remaining open yard area being maintained at 977 square feet.

**D. APPLICATION OF JOSE ESPARZA, AGENT FOR ROSA EVANGELISTA, 610 SUTTON AVENUE, APN 037-061-011, R-3 MULTIPLE FAMILY RESIDENCE ZONE (MST2005-00272)**

The project site is currently developed with a single family residence and garage with storage. The proposed project involves the demolition of the existing accessory structure and the construction of a new two-car garage with attached two-story residential unit. One uncovered parking space is also being proposed. A Modification is required to permit:

1. The new garage to be located within the required six-foot (6') interior yard setback (SBMC §28.21.060); and,
2. To provide three (3) instead of the required four (4) parking spaces on site (SBMC §28.90.100).

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 garage observing a minimum three-foot (3') interior yard setback.

**E. APPLICATION OF J. ALLEN ZIMMER, 421 E. FIGUEROA STREET APN 029-173-017, R-3 MULTIPLE-FAMILY RESIDENCE ZONE (MST2004-00008)**

The project site is currently developed with a single family residence. The proposed project involves alterations and additions to the existing unit and the construction of two (2) additional dwelling units for the site. A Modification is required to permit a front lot line wall to exceed the maximum height of three and one half feet (3 ½') (SBMC §28.87.170).

This project was subject to review by the Historic Landmarks Commission (HLC) pursuant to SBMC §22.22.

**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 clear identification of which trees will remain along with a reproduced copy of the tree protection recommendations by Peter Winn (dated August 25, 2005).

F. **APPLICATION OF R.M.K. ENGINEERING, AGENT FOR FORBES PERKINS, 885 MOUNTAIN DRIVE, APN 021-050-034, A-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00461)**

The project site is developed with residential use. The proposed project involves a five-foot (5') high retaining wall designed for erosion control. A Modification is required to permit the wall to be located within ten-feet (10') of the front lot line (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.

G. **APPLICATION OF KEN KRUGER, AGENT FOR TOM BATES & KARIN CARTER, 914 MEDIO ROAD, APN 029-262-003, E-1 ONE-FAMILY RESIDENCE ZONE, (MST2005-00510)**

The project site is currently developed with a single family residence and garage. The proposed project involves new stairwell, outdoor decks, and landscape improvements for the site. A Modification is required to permit alterations and additions within the 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 the required front and interior yard setbacks on the proposed floor/site plans sheets and elevations.

Be advised that any work proposed within the public right-of-way will require an encroachment permit from Public Works.

H. **APPLICATION OF ADAM CUNNINGHAM, AGENT FOR SVEN & JENNIFER KLEIN, 3234 CALLE ROSALES, APN 053-251-019, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00559)**

The project site is currently developed with a single family residence and garage. The proposed project involves a 382 square-foot first floor addition to the residence. A Modification is required to permit the addition to be located within the required open yard area (SBMC §28.15.060).

**ACTION:** Findings made and project approve subject to the condition that all plans submitted for building permits in conjunction with the approval of this modification shall show the addition observing the required twenty-foot (20') front and six-foot (6') interior yard setbacks.