



# City of Santa Barbara California

## MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, NOVEMBER 30, 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. CONTINUED ITEMS:

#### APPLICATION OF BURNELL & JEWETT, AGENT FOR THEODORE & KELLY BOWMAN, 3225 CALLE NOGUERA, APN 053-331-002, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00605)

The project site is currently developed with a single family residence and detached garage. The proposed project involves 600 square feet of first and second floor additions to the residence. A Modification is required to permit the first floor addition to be located within the required six-foot (6') interior yard setback and a first floor deck to be located within the required open yard area (SBMC §28.15.060).

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

Patricia Wenz expressed her concerns with the project.

A letter from Julie Villa was read for the record.

**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 maintaining the existing four-foot, ten-inch (4'10") interior yard setback and that no window openings are located within the addition.

**IV. NEW ITEMS:**

**A. APPLICATION OF DAVID VANHOY, AGENT FOR MINASIAN/LANGENFELD FAMILY TRUST, 1602 SANTA ROSA AVENUE, APN 045-125-008, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES (MST2005-00730)**

The project site is located on the corner of Santa Rosa Avenue & Loyola Drive. Current development on site consists of a single family residence and attached garage. The proposed project involves a major remodel, partial demolition, and 1,342 square feet of new first floor additions to the residence, and a new two-car garage. A Modification is required to permit the additions to be located within the required twenty-foot (20') front yard facing Santa Rosa Avenue, and open yard areas (SBMC§28.15.060).

**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/include:

1. The existing front yard setback, facing Santa Rosa Avenue, being maintained.
2. The open yard being provided at the required 1,250 square feet with a minimum dimension of nineteen-foot six-inches (19'6").

**B. APPLICATION OF PATRICK POULER, AGENT FOR LORI PEARSON, 2030 CASTILLO STREET, APN 025-292-029, R-4 HOTEL-MOTEL-MULTIPLE FAMILY RESIDENTIAL ZONE (MST2005-00654)**

The project site is currently developed with two residential units and a 4-car carport. The proposed project involves a 450 square foot second floor addition to the front unit. A Modification is required for relief of the building separation required between a one and two-story building (SBMC §28.21.070).

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 distance between the two (2) units at fifty-four feet (54').

**C. APPLICATION OF PATRICK POULER, AGENT FOR JERRY & VIRGINIA MCFERRAN, 116 E. PADRE STREET, APN 025-321-002, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00259)**

The project site is located on the corner of East. Padre Street and Green Lane. Current development on site consists of a single family residence and one-car garage. The proposed project involves a major remodel involving partial demolition, rebuild, alterations, and additions. A Modification is required to permit the theses changes to occur within the required thirty-foot (30') front yard setbacks facing both E. Padre Street and Green Lane (SBMC §28.15.060).

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

A letter from Oscar Hensgen was read for the record.

Mrs. Park expressed her support for 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:

1. Removal of the storage shed located within the required interior yard setback.
2. Removal of wood fence located within the public right-of-way.
3. Reduction of the front lot line hedge to the maximum allowable height of three and one half feet (3 ½').
4. Proof of an encroachment permit for the balcony proposed over the Green Lane right-of-way.
5. The addition maintaining the fourteen-foot (14') front yard setback off of East Padre Street.

**D. APPLICATION OF STUDIO G, AGENT FOR EDITH ZILLOTTO, 415 E. DE LA GUERRA STREET, APN 031-022-008, C-2 COMMERCIAL ZONE (MST2004-00243)**

The project site is located on the corner of East. De la Guerra Street and Vine Avenue. Current development on site consists of a mixed use building containing a grocery store and two (2) residential units. The proposed project involves a new two-story residential unit and a garage. Modifications are required to permit:

1. New construction to be located within the required interior yard setbacks (SBMC §28.66.060); and,
2. To provide seventeen (17) parking spaces instead of the required eighteen (18') (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 new residence observing a six-foot (6') setback off of the westerly lot line and five-foot (5') setback off of the northerly lot line.

**E. APPLICATION OF ROBERT STAMPS, AGENT FOR JAMES SUTTLE, 808 ROBERTO, APN 035-103-006, E-1 ONE FAMILY RESIDENCE ZONE (MST2005-00734)**

The project site is currently developed with a single family residence and garage. The proposed project involves a retaining wall. A Modification is required to permit the wall to exceed three and one half feet (3½') in height when located within the first ten-feet (10') of a front lot line (SBMC §28.87.170).

**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. A note on the plan, stating the top of wall will not exceed four and one-half feet (4 ½') in height, within ten-feet (10') of the front lot line.
2. A note on the paved area, to the left of the driveway, that the area is "not to be used for parking."

**F. APPLICATION OF TOM JACOBS, AGENT FOR 429 E. PADRE TRUST, 429 E. PADRE STREET, APN 025-263-020, E-1 ONE FAMILY RESIDENCE ZONE (MST2005-00750)**

The project site is currently developed with a single family residence and garage. The proposed project involves an "as-built" wall along the front lot line and driveway. A Modification is required to permit the wall to exceed three and one half feet (3 1/2') in height when located within the first ten-feet (10') of the front lot line and the first twenty-feet (20') back along the driveway (SBMC §28.87.170).

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

Project denied.