



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, JANUARY 18, 2006
1:00 P.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 PAUL HENDERSON, AGENT FOR MARK & NANCY LEFFERT, 2233 ANACAPA STREET, APN 025-192-005, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00702)

The project site is located on the corner of Anacapa and East Pueblo Streets. Current development on site consists of a single family residence and garage. The proposed project involves a 787 square foot detached two-story accessory building. A Modification is required to permit the accessory building to be located within the required thirty-foot (30') front yard setback facing Pueblo Street (SBMC 28.15.060) and to exceed 500 square feet of floor area (SBMC 28.87.160).

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

The applicant's presented photos of their story pole installations.

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The following expressed their concerns with the project:

Melody Bollay

Ken Grand

Ben Pettit

Jake Jacobus discussed the Historic Landmarks Commission review comments, significance of the existing development, and the appropriateness of the proposed design from a historic standpoint.

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 structure maintaining the existing ten-foot (10') front yard setback off Pueblo Street.
2. The structure not exceeding 790 square feet.
3. Tree protection measures reproduced on plan.
4. Proof that a Zoning Compliance Declaration has been recorded against the property's title.

IV. NEW ITEMS:

A. APPLICATION OF PENFIELD & SMITH, AGENT FOR STEWARD & MARILYN LONKY, 435 E. ANAPAMU STREET, APN 029-133-011, R-3 MULTIPLE FAMILY RESIDENTIAL ZONE (MST2005-00732)

The project site is located on the corner of Anapamu and Olive Street. Current development on site consists of a single family residence and detached garage. The proposed project involves 385 square feet of first floor additions to the residence, a new garage, site walls, and decks. A Modification is required to permit a chimney to be located within the required ten-foot (10') front yard setback facing Olive Street (SBMC 28.21.060) and for a fence/wall combination to exceed three and half feet (3½') in height when located along the 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. All new construction occurring entirely on the private property.
2. The roof top deck observing the required ten-foot (10') front yard setback off Olive Street. Note: Only the area out of the setback shall contain guardrail.

B. APPLICATION OF EDWARD MCCOY, 410 E. CALLE LAURELES, APN 055-203-034, E-3 ONE-FAMILY RESIDENCE ZONE (MST2005-00815)

The project site is located on the corner of Calle Laureles and Foothill Road. Current development on site consists of a single family residence and a garage which is attached by a breezeway. The proposed project involves enclosure of the ninety (90) square foot breezeway. A Modification is required to permit that alteration within the required twenty-foot (20') front yard setback facing Calle Laureles (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 all new construction maintaining the existing fifteen-foot (15') front yard setback.

C. APPLICATION OF BILDSTEN & SHERWIN, AGENT FOR ERIKA RAPPAPORT & JORDAN WITT, 482 PASEO DEL DESCANSO, APN 053-101-009, E-3 ONE FAMILY RESIDENCE ZONE (MST2005-00820)

The project site is currently developed with a single family residence and detached garage. The proposed project involves a 978 square foot second story addition, remodel and new front porch. A Modification is required to permit the porch to be located within the required twenty-foot (20') front yard setback (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 the porch support posts observing a minimum fourteen-foot (14') front yard setback.

D. APPLICATION OF BANYAN ARCHITECTS, AGENT FOR GRAND AVENUE ASSOCIATES LLC, 1759 GRAND AVENUE, APN 027-141-006, R-2 TWO-FAMILY RESIDENTIAL ZONE (MST2005-00780)

The project site is a vacant lot with frontage on Grand and Prospect Avenues. The proposed project involves three (3) single family residences with attached two-car garages. A Modification is required to permit construction with the required twenty-foot (20') front yard setback (SBMC 28.18.060).

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

Anthony Shih and Jordan Christoff expressed their concerns with the project.

A letter from Richard Pettijohn 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/include:

1. A minimum twelve-foot (12') front yard setback off Grand Avenue.
2. Hours of construction being limited to Monday through Friday from the hours of 8 a.m. to 5 p.m.
3. A note on the plans that construction vehicles park on site whenever possible.

E. APPLICATION OF VADIM HSU, AGENT FOR MICHAEL & PATRICIA HERENDEEN, 924 JIMENO ROAD, APN 029-052-009, E-1 ONE-FAMILY ZONE(MST2005-00672)

The project site is currently developed with a single family residence and garage. The proposed project involves a major remodel, 518 square feet of basement addition, 129 square feet of first floor addition, 695 square feet of second floor addition, a new two-car garage, and 711 square feet of new balconies and decks. A Modification is required to permit first floor additions and an exterior stairwell to be located within the required ten-foot (10') interior 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. The addition observing the existing six-foot (6') interior yard setback. No portion of the addition, which is located within the ten-feet (10') of the property line, shall have any openings.
2. No portion of the lower level, located within the required interior yard setback, being converted to habitable space.