



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, MARCH 23, 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 JOAQUIN ORNELAS, AGENT FOR DEVON & KELLY LAZARUS, 716 JUANITA AVENUE, APN 035-102-012, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00015)

The project site is currently developed with a single family residence and attached garage. The proposed project involves a remodel and 139 square foot first floor addition to the residence and a new roof pitch for the garage. A Modification is required to permit alterations to portions of the garage located within the required thirty-foot (30') front and ten-foot (10') interior yard setbacks (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 garage maintaining the existing twenty-foot (20') front and six-foot (6') interior yard setbacks.

B. APPLICATION OF DAVE TABOR, AGENT FOR SYDNEY GABRIEL, 962 ISLETA AVENUE, APN 035-242-012, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00103)

The project site is currently developed with a single family residence. The proposed project involves 120 square feet of first floor additions to the residence, legalization of the original 400 square foot garage to habitable space, and the construction of a two-car garage. A Modification is required to permit the new garage to be located within the required thirty-foot (30') front, and ten-foot (10') interior yard setbacks (SBMC §28.15.030).

Patrick Mullen spoke in opposition to 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. The new garage observing a minimum three-foot (3') interior yard setback.
2. All portions of the new garage, including eaves, being located behind the front lot line.
3. All portions of the laundry, stairs, and new sundeck observing the required ten-foot (10') interior yard setback.
4. A scaled site plan.
5. Removal of all vegetation from the public right-of-way.
6. A complete upstairs floor plan.
7. The square footage of the converted garage included in the project information.
8. Removal of the "office" term from the floor plan.
9. Proof that recordation of a Zoning Compliance Declaration has occurred.

C. APPLICATION OF RANDY RACICH, AGENT FOR EARL MINNIS, 18 LA CADENA, APN 017-181-006, R-2 TWO-FAMILY RESIDENCE ZONE (MST2005-00113)

The project site is currently developed with a single family residence and attached garage. The proposed project involves the legalization of the garage which was originally constructed as a carport and enclosed without benefit of permits. A Modification is required to permit alterations to portions of a structure located within the required twenty-foot (20') front yard setback.

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 garage observing a minimum eighteen-foot, six-inch (18'16") front yard setback.
2. Relocation of the existing laundry and storage areas out of the required parking area.

3. Removal of the existing shed from the open yard area.
4. Reduction of the fence, located within twenty feet of the front lot line, to a maximum height of three and one-half feet (3 ½').

D. APPLICATION OF BANYAN ARCHITECTS, AGENT FOR LISA & TOM CAROSELLA, 229 LA JOLLA DRIVE, APN 041-363-008, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES (MST2005-00047)

The project site is located on the corner of La Jolla Drive & Selrose Lane. Current development on site consists of a single family residence and garage. The proposed project involves a major remodel, raising the roof over the living/grand room and garage, 345 square feet of first floor additions, and 180 square feet of second story. A Modification is required to permit:

1. An increase in the height of the building located within the required twenty-foot (20') front yard setback facing La Jolla Drive (SBMC §28.15.060); and,
2. An increase in height, additions, and alterations within the twenty-foot (20') front yard setback facing Selrose Lane (SBMC §28.15.060); and,
3. A wall, located within (10') ten-feet of a driveway, to exceed three and one half feet (3 ½') maximum height limitation (SBMC §28.87.170), and,
4. Reduction of 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.

The following individuals expressed their opposition to the project:

Mr. Greene
Ms. Hack
Ms. Palmquist
Ms. Thorburn
Ms. Wascoe

A letter of opposition from John and Mary Lou Williams was recognized for the record.

Due to much discussion and lack of time, this project was continued to the April 6, 2005 Modification Hearing.

E. APPLICATION OF MARIO DA CUNHA, AGENT FOR JOHN LUCA, 220 EAST JUNIPERO STREET, APN 025-132-003, E-1 ONE-FAMILY RESIDENCE ZONE (MST2004-00581)

The project site is currently developed with a single family residence and two-car garage. The proposed project involves demolition of 532 square feet, a 900 square foot second story addition to the residence and a 53 square foot addition to the garage. A Modification is required to permit the garage expansion to be located within the required thirty-foot (30') front and ten-foot (10') interior yard setback (SBMC §28.15.060).

Modification Hearing Minutes

March 23, 2005

Page 4

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

The following individuals expressed their opposition to the proposed project:

Mr. and Mrs. Burns

Mr. Giloth

Mr. Kahan

Ms. Marble

Mr. Olson

Mr. Ure

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 garage expansion maintaining the existing fifteen-foot (15') front yard setback.
2. The garage expansion observing a minimum five and one-half foot (5 ½') interior yard setback.
3. Removal of the portion of the driveway, located along the southwesterly property line, that is not required for vehicular maneuvers on this site.