



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, APRIL 6, 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 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 and 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).

Modification Hearing Agenda

[date of hearing], 2005

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

The following neighbors expressed their concerns with the project:

Ms. Palmquist

Mr. and Mrs. Thornburn-Green.

A letter from Mr. and Mrs. Williams 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. An application for a coastal exclusion (package attached).
2. All improvements as approved and shown on the approved plan on file.
3. Either windows or plantings on the north-facing second story addition.