



# City of Santa Barbara California

## MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, MAY 4, 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 DON SWANN, AGENT FOR KEITH WENAL & MICHEL MORELLI, 414 TALLANT ROAD, APN 057-303-023, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00153)

The project site is currently developed with a single family residence and detached garage. The proposed project involves a remodel to the residence, 316 square feet of first floor additions, 397 square feet of second story addition, demolition of the existing garage and replacement of a new two-car garage on the north side of the lot. A Modification is required to permit window and door alterations to portions of the residence currently located within the required twenty-foot (20') front yard setback (SBMC §28.15.060).

Letters of concern from Ray Sargent and Frances Green were read for the record.

**ACTION:** Findings made and project approved as submitted.

IV. NEW ITEMS:

A. APPLICATION OF ALEX PUJO, AGENT FOR MR. & MRS. STEVE TAPPAN, 2514 CASTILLO STREET, APN 025-012-019, R-3 MULTIPLE-FAMILY RESIDENCE ZONE (MST2003-00766)

The project site is currently developed with two (2) single-family residences and a detached two-car garage. The proposed project involves 1,982 square feet of basement, first, and second story additions to the rear unit. The addition will attach the two units. A similar project was approved on July 28, 2004 but did not include the basement area. A Modification is required to provide three (3) instead of the four (4) required parking space for this site (SBMC § 28.90.001).

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 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 R.E. JOHNSON, AGENT FOR ARTHUR & BARBARA NAJERA, 1397 SANTA TERESITA DRIVE, (APN 055-141-008 & 055-240-006), A-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00122)

The project site is currently developed with a single family residence, garage, hay barn, and horse corral. The proposed project involves the construction of a 1,854 square foot horse barn. A Modification is required to permit accessory space in excess of 500 square feet (SBMC §28.87.160).

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. Accessory structures not exceeding 1,854 square feet.
2. A waste management plan for the keeping of horses shall be reproduced on the plan.
3. A lot tie agreement shall be recorded against the property prior to issuance of the building permit. The document for this purpose will be provided by Staff.
4. A soils report shall be required prior to submitting for building permit.

C. **APPLICATION OF MICHAEL & MONIQUE EPLEY, 1335 KOWALSKI AVENUE, (APN 039-082-004), R-2 TWO-FAMILY RESIDENCE ZONE (MST2005-00228)**

The project site is located on the corner of Kowalski Avenue and Sola Street. Current development on site consists of a single family residence and detached garage with laundry. The proposed project involves 61 square feet of first floor and 276 square feet of second story additions to the residence. A Modification is required to permit the additions to be located within the required fifteen (15) and twenty-foot (20') front yard setbacks off of Sola Street and the required open yard area (SBMC§28.15.060).

Roy Handleman expressed his 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. The first floor addition and the second floor deck area observing a minimum thirteen-foot (13') front yard setback off of Sola Street.
2. The vicinity map accurately showing the site's location on the corner of Kowalski Avenue and Sola Street.

D. **APPLICATION OF THOMPSON-NAYLOR ARCHITECTS, AGENT FOR ROSALIE SANDRO, 56 LOMA MEDIA, (APN 019-300-035), E-1 ONE-FAMILY RESIDENCE (MST2004-00650)**

The project site is currently developed with a single family residence and carport. The proposed project involves an 80 square foot main floor addition and conversion of the carport to a garage, construction of a new bridge to provide access to the new front door, a 479 square foot addition to the middle level, and creation of a 537 square foot lower level. Deck and patio areas will be added at all levels. A Modification is required to permit additions and alterations within the required twenty-five foot (25') front yard setback (SBMC §28.15.065).

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

E. **APPLICATION OF EDWARD DERAS, AGENT FOR BRADFORD & HOLLY EMERSON, 106 CEDAR LANE, (APN 015-093-015), E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00230)**

The project site is currently developed with a single family residence and detached garage. The proposed project involves a 347 square foot first floor addition to the residence. A Modification is required to permit additions and alterations within the required twenty-five foot (25') front yard setback (SBMC §28.15.065).

**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 first floor additions maintaining the established eleven-foot (11') front yard setback.