



# City of Santa Barbara California

## MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, MAY 18, 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 ADAPT DESIGN STUDIO, AGENT FOR JANOFF-RAPLEY INTERVIVOS TRUST, 2544 FOOTHILL LANE, (APN 021-110-026), A-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00124)

The project site is currently developed with a single family residence and detached garage. The proposed project involves a 644 square-foot detached accessory structure. A Modification is required to permit the structure to exceed the 500 square-foot maximum (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:

1. All plans submitted for building permits in conjunction with the approval of this modification shall show accessory space not exceeding 644 square feet.

2. 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 ERIC SWENUMSON, AGENT FOR DAVID SCOTT, 620 DEL MONTE AVENUE, (APN 037-021-016), R-3 MULTIPLE-FAMILY RESIDENCE ZONE (MST2004-00227)**

The project site is currently developed with a single family residence and one-car garage. The proposed project involves demolition of the existing garage and construction of a second two-story single family residence, a two-car garage, and two uncovered parking spaces. A Modification is required to permit one of the uncovered parking spaces to be located within the required six-foot (6') interior yard setback (SBMC §28.21.060).

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. A six-foot (6') high fence, along the property line between the uncovered parking space and the adjacent lot.
2. The fence along both interior lot lines at a maximum height of three and one-half feet (3 ½') for the first twenty-feet back from the front lot line.

**C. APPLICATION OF JAMES ZIMMERMAN, AGENT FOR THOMAS KIRK SYKES, 2032 MODOC ROAD, (APN 043-091-001), R-3 MULTIPLE FAMILY RESIDENCE ZONE (MST2005-00115)**

The project site is currently developed with a single family residence and garage. The proposed project involves demolition of the garage and the addition of a second dwelling unit over a two-car garage. Two (2) uncovered parking spaces are also being proposed. A Modification is required to permit the two (2) uncovered parking spaces to be located within the required six-foot (6') interior and rear yard setbacks (SBMC §28.18.060).

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 front parking space observing a three-foot (3') interior yard setback.
2. The rear parking space observing a four-foot (4') rear and two-foot (2') interior yard setback.

3. The fences, located within twenty-feet of the front lot line, reduced to the maximum allowable height of three and one-half feet (3 ½').

**D. APPLICATION OF ARMANDO ARIAS, AGENT FOR ALEJANDRO VEGA, 129 JUANA MARIA AVENUE, (APN 017-091-003), R-2 TWO-FAMILY RESIDENCE ZONE (MST2005-00136)**

The project site is currently developed with a single family residence and detached garage. The proposed project involves a remodel, a one-car carport addition to the garage, and a 788 square foot two-story addition to the residence. A Modification is required to permit the addition to reduce the required open yard area (SBMC§28.18.060).

**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 carport observing the required three-foot (3') rear yard setback.
2. Open yard being maintained at a minimum of 1,000 square feet.

**E. APPLICATION OF BARRY BERKUS, 219 EQUESTRIAN AVENUE, (APN 029-122-013), R-3 MULTIPLE-FAMILY RESIDENCE ZONE (MST2005-00127)**

The project site is currently developed with a residential duplex. The proposed project involves demolition of the duplex and the construction of a 784 square-foot residence, a 792 square-foot cellar, and a 2-car carport. A Modification is required to permit the residence and carport to be located within the required six-foot (6') interior yard setbacks (SBMC§28.21.060).

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

**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 development observing a three-foot (3') interior yard setback off of the northerly property line.
2. The residence observing a three-foot nine-inch (3'9") interior yard setback and the carport observing a five-foot six-inch (5'6") interior yard setback off of the southern property line.
3. The entry wall and gate not exceeding a maximum height of three and one-half (3 ½') unless located twenty-feet (20') back from the front lot line.