



# City of Santa Barbara California

## MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, JUNE 1, 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 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 BANYON ARCHITECTS, AGENT FOR ANN ALTIMIRANO, 848 CALLE CORTITA STREET, APN 041-177-007, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00100)

The project site is currently developed with a single family residence and garage. The proposed project involves a 177 square foot first floor addition, a 522 square foot second floor addition, an "as-built" deck with spa, and a new expanded deck area with stairs. A Modification is required to permit the "as-built" deck and spa, the new expanded deck with stairs, and a portion of the existing garage with deck, to be located within the required ten-foot (10') interior yard area (SBMC §28.15.060).

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

A letter of support was received from Walter Wolf.

**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 structures in the locations shown on the approved site plan on file.

**B. APPLICATION OF EDUARDO ESPARZA, AGENT FOR JESUS GAMA, 716 N. ALISOS STREET, APN 031-124-023, R-2 TWO-FAMILY RESIDENCE ZONE (MST2005-00302)**

The project site is currently developed with a single family-residence and detached garage. The proposed project involves a new entry porch. A Modification is required to permit the new porch to be located within the required fifteen-foot (15') front yard setback (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 the new porch maintaining the existing ten-foot (10') front yard setback and the steps observing a minimum of five-feet (5').

**C. APPLICATION OF STEVE HAUSZ, AGENT FOR DAVID & ELIZABETH CONWAY, 707 CHIQUITA ROAD, APN 031-132-009, E-2 ONE-FAMILY RESIDENCE ZONE (MST2005-00262)**

The project site is currently developed with a single family residence and carport. The proposed project involves a major remodel, changes to all doors and windows, new and expanded first and second floor balconies, a new second floor deck, and conversion of the carport to a garage. A Modification is required to permit the garage door to be located within the required twenty-foot (20') 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 conditions that all plans submitted for building permits in conjunction with the approval of this modification shall show the garage maintaining the existing carport setback.