



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, JUNE 15, 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 VADIM HSU, AGENT FOR GREG YOUNG, 1920 MISSION RIDGE ROAD, APN 019-083-016, A-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00283)

The project site is currently developed with a single family residence and detached accessory structure. The proposed project involves an existing fence and retaining wall located along the rear lot line. A Modification is required to permit the combined height to exceed the eight-foot maximum (8') (SBMC §28.87.170).

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

Edward Cooper expressed his support for the project.

A letter from Diana Wolf and Patrick McKenna 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 the combined height of exposed wall and fence, when measured from the adjacent grade, not exceeding five-feet (5').

B. APPLICATION OF RICHARD STARNES, AGENT FOR SUSAN ROE, 2718 VERDE VISTA DRIVE, APN 053-371-015, E-3 ONE-FAMILY RESIDENCE ZONE (MST2005-00196)

The project site is currently developed with a single family residence and detached garage. The proposed project involves approximately 800 square feet of first and second floor additions to the existing residence. The existing garage will be replaced with a regulation-sized two-car garage. A Modification is required to permit the new garage to be located within the six-foot (6') interior yard setback (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/include:

1. The new regulation sized garage maintaining the existing setback of eight-inches (8").
2. A survey to assure that all portions of the new garage are constructed on the subject site.
3. All portions of the new storage area observing the required six-foot (6') interior yard setbacks.
4. The remaining open yard being maintained as shown on the approved site plan.
5. All hedges being shown at their maximum allowable heights pursuant to (SBMC §28. 87.170).

C. APPLICATION OF JACQUELINE ANDREW, 1732 CHAPALA STREET, APN 027-101-001, R-4 HOTEL-MOTEL-MULTIPLE-FAMILY RESIDENCE ZONE (MST2003-00071)

The project site is located on the corner of Chapala and Islay Streets. Current development on site consists of a triplex and a three-car garage. The proposed project involves demolition of the garage, and construction of a four-car garage with a 600 square foot studio unit above. Modifications are required to permit:

1. A garage to be located within the required ten-foot (10') front and six-foot (6') interior yard setbacks (SBMC §28.21.060); and,
2. Four (4) parking spaces to be provided instead of the required five (5) (SBMC §28.90.100).

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

Note: This exact project was previously approved on June 18, 2003 but has since expired.

Marshall Thomas and Sharon Granoff expressed their concerns with 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. Proper labeling of both frontages with street names.
2. The garage observing a five-foot, nine inch (5'9") front and three-foot (3') interior yard setback.
3. The second story unit and deck observing the required ten-foot (10') front yard setback off of Chapala Street and the required six-foot (6') interior yard setback.
4. A note on the site plan that the access easement for the alley, is on file with the City, and that the garages shall be available for parking at all times.
5. The required setbacks, per the Zoning Ordinance, shown on the site plan.
6. A note on the plans that a setback variance was approved on 11-17-03.

D. APPLICATION OF REX RUSKAUFF, AGENT FOR CHRIS & LAURA DEBOER, 3419 CALLE NOGUERA, APN 053-244-002, E-2 ONE-FAMILY RESIDENCE/SD-1/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00327)

The project site is currently developed with a single family residence and a detached garage with accessory space. The proposed project involves 70 square feet of first floor additions to the residence, relocation of the entry, and the addition of an entry element. A Modification is required to permit the entry alteration and addition to be located within the required forty-foot (40') front yard setback (SBMC §28.45.007).

Mary Ann Everett expressed her 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 improvements maintaining the existing thirty-foot (30') front yard setback.

E. **APPLICATION OF CHARLES MCCLURE, AGENT FOR BARBARA JOHNSON, 1245 FERRELO ROAD, APN 029-271-011, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00178)**

The project site is currently developed with a single family residence and attached carport. The proposed project involves conversion of the carport to a garage and miscellaneous landscape improvements. A Modification is required to permit:

1. Alterations to the carport and landscape elements, including a new fountain and bench, to be located within the required thirty-foot (30') front and ten-foot (10') interior yard setbacks (SBMC§28.15.060); and,
2. A retaining wall along the front lot line to exceed the maximum height of three and one-half feet (3 ½') (SBMC §28.87.170).

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

Jim and Ann Elwell expressed their concerns to the project.

Ken Kruger and Gavin Moores expressed their support of 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 n shall show/include:

1. The retaining wall, located two-feet (2') back from the front lot line, at a maximum height of three and one-half feet (3 ½).
2. Any guardrail, as required by the Building Official, at the minimum required height.
3. Enclosure of the eastern wall of the carport observing a minimum ten-foot (10') front and six-foot (6') interior yard setback.
4. Any improvements in the public right-of-way approved by the Public Works Division prior to installations.