



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, JUNE 29, 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 GERALD CASTILLO, 3061 SAMARKAND DRIVE, APN 051-161-002, E-3 ONE-FAMILY RESIDENCE ZONE (MST2005-00316)

The project site is a through lot with frontage onto both Samarkand Drive and Las Positas Road. Current development on site consists of a single-family residence and attached garage with accessory. The proposed project involves the construction of an interior lot line wall. A Modification is required to permit the wall to exceed the maximum allowable height of eight-feet (8') (SBMC §28.87.170).

Sharon Vega expressed her 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 a maximum of sixty (60) linear feet of wall, not exceeding nine-feet, ten-inches (9' 10") in height.

B. APPLICATION OF DAVID WINITZKY, AGENT FOR KRISTIAN KURLEKVAL, 1409 CLIFF DRIVE, APN 045-032-018, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL ZONE OVERLAY ZONES (MST2005-00332)

The project site is currently developed with a single family residence with two-car garage and a two-story detached accessory structure. The proposed project involves the 439 square feet of first and second story accessory area and a new one-car garage to the accessory structure. A Modification is required to permit garage and accessory areas to each exceed the 500 square foot maximum (SBMC §28.87.160).

Robert Adams expressed his concerns with the project.

Project continued to the July 27, 2005 Modification Hearing.

C. APPLICATION OF EDWARD DERAS, AGENT FOR CHRIS LANE, 1719 CLEARVIEW ROAD, APN 041-061-012, R-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00336)

The project site is currently developed with a single family residence, one-car carport, and detached accessory building. The proposed project involves demolition of the carport and accessory structure and the construction of 800 square feet of first and second story additions to the residence and a new two-car garage. A Modification is required to permit the garage to be located within the five-foot (5') interior yard setback and the required open yard area (SBMC §28.15.060).

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 garage observing a minimum three-foot (3') interior yard setback.
2. The open yard providing 1,250 square foot of area when including the area with less than the twenty-foot (20') minimum dimension.

D. APPLICATION OF ERIC SWENUMSON, AGENT FOR BRUCE SCHMIDT, APN 035-180-083, 1624 LA VISTA DEL OCEANO, E-1 ONE-FAMILY RESIDENCE ZONE (MST 2004-00744)

The project site is a vacant lot. The proposed project consists of a 3,000 square foot two-story single family residence with attached 2-car garage. A Modification is required to permit the garage to be located 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 all plans submitted for building permits in conjunction with the approval of this modification shall show/include:

1. The garage observing a minimum twenty-foot (20') front yard setback.
2. A note on the site plan that the required front yard setback was allowed to be reduced by five-feet (5') pursuant to SBMC §28.15.065.

E. APPLICATION OF HUGH TWIBELL, AGENT FOR RHODEY & CYNTHIA MOXLEY, 404 ALAMEDA PADRE SERRA, APN 019-340-014, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00355)

The project site is currently developed with a single family residence and an attached 2-car garage. The proposed project involves a remodel, 200 square foot dining room, entry porch, and a patio addition, and new site stairs. A Modification is required to permit the addition to be located within the required open yard area (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 the guest parking area screened from the street.

F. APPLICATION OF GREG BECK, AGENT FOR SALLY MCELRATH, 111 W. QUINTO STREET, APN 025-062-003, E-3 ONE-FAMILY RESIDENCE ZONE (MST2005-00356)

The project site is currently developed with a single family residence and garage. The proposed project involves a kitchen remodel and a new exterior deck. A Modification is required to permit the deck to be located within the required open yard area (SBMC §28.15.060)

ACTION: Findings made and project approved as submitted.

G. APPLICATION OF NICOLAS VERGARA, AGENT FOR ART LOPEZ, 915 SPRING STREET, APN 029-314-006, R-2 TWO-FAMILY RESIDENCE ZONE (MST2003-00832)

The project site is currently developed with a single family residence and garage. The proposed project involves the construction of a Secondary Dwelling Unit (SDU) for the property. Parking will be provided with a two-car garage and one uncovered space. A Modification is required to permit the new two-car garage to be located within the required three-foot (3') interior yard setback (SBMC §28.18.060).

Note: This Modification was previously approved on May 19, 2004 and has since expired. This is a request to reinstate that approval.

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

The following people expressed their concerns with the project:

Alison Hansen
Teresa Hartz
Louise Hansen
Ken Rangel
Alex Cortes

The applicant withdrew the Modification request.

Note: The application will still require approval by the ABR.

H. APPLICATION OF JAMES ZIMMERMAN, AGENT FOR JEFF VENEGAS, 1028 W. VALERIO STREET, APN 043-171-014, R-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00330)

The project site is currently developed with a single family residence and detached garage. The proposed project involves demolition of the existing garage, and the construction of a new two-car garage, 373 square feet of first floor additions and a 431 square foot second floor addition. A Modification is required to permit new construction to be located within the required 1,250 square foot open yard area (SBMC §28.15.060).

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 a note that no further reduction of the rear yard area will be allow in the future.

I. **APPLICATION OF DESIGN ARC, AGENT FOR ROBERT ELSE & ANN DUNDON, 1914 SANTA BARBARA STREET, APN 025-382-023, E-1 ONE-FAMILY (MST2005-00248)**

The project site is currently developed with a single family residence and detached carport. The proposed project involves a 95 square foot addition to the residence, a 65 square foot second story deck, and a new 450 square foot patio. A Modification is required to permit the addition to be located within the required open yard area (SBMC §28.15.060).

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

ACTION: Findings made and project approved as submitted.