



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, JULY 27, 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 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).

John Roffoni and Jeff and Sharron Adams discussed their concerns with the proposed 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. Total garage space on site not exceeding 716 square feet.

2. Total accessory space on site not exceeding 882 square feet.
3. A survey to accurately identify the northern lot line.
4. An arborist report with tree protection measures for the large palm located within the construction zone.
5. Prior to issuance of any building permits in conjunction with the approval of this modification, the owner(s) shall record a Zoning Compliance Declaration.

IV. **NEW ITEMS:**

A. **APPLICATION OF CLIFF HICKMAN, AGENT FOR ROSEMARIE LEDBETTER, 320 BARRANCA AVENUE, APN 045-071-012, R-2 TWO-FAMILY RESIDENCES/SD-3 COASTAL ZONE OVERLAY (MST2005-00052)**

The project site is currently developed with two (2) single family residences, a duplex, four (4) covered parking spaces, and four (4) uncovered parking spaces. The proposed project involves a seventy-six (76) square foot addition to the rear unit. This expansion will eliminate one of the covered parking spaces. The space is being replaced on site with an uncovered parking space. A Modification is required to permit the uncovered space to be located within the required three-foot (3') interior yard setback (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 as submitted.

B. **APPLICATION OF ANGIE HUFF, AGENT FOR JOHN KUIZENGA, 131 E. VALERIO STREET, APN 027-111-010, R-2 TWO-FAMILY RESIDENTIAL ZONE (MST2004-00764)**

The project site is currently developed with a two-story duplex. Due to the lot area, two (2) units are non-conforming for this lot. The proposed project involves new French doors, skylights, and the addition of a trellis over a portion of an existing second story deck, and a new stairwell to an additional second story deck. A Modification is required to permit the new trellis to be located within the required six-foot (6') interior yard setback and for the new deck to be located within the required open yard area (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 clearly show the interior and open yard encroachment amounts, as well as the driveway, on the site plan.

C. **APPLICATION OF PATRICK HOUSH, AGENT FOR ERIC RICHTER, 1600 SAN PASCUAL STREET, APN 043-223-010, R-3 MULTIPLE-FAMILY RESIDENCE ZONE (MST2005-00397)**

The project site is currently developed with a single family residence and detached one-car garage. The proposed project involves a 450 square foot first floor addition to the residence and the addition of a second parking space for the site. A Modification is required to permit the second parking space to be uncovered (SBMC 28.90.100).

ACTION: Findings made and project approved as submitted.

D. **APPLICATION OF GENE MCGRATH, AGENT FOR ROD CAUGHELL, 328 W. PEDREGOSA STREET, APN 025-352-019, R-4 HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE ZONE (MST 2002-00152)**

The project site is currently developed with a single-family residence and detached garage. The proposed project involves demolition of the existing garage and construction of a two-story addition at the rear of the existing residence. The two-story addition will consist of a two-car garage, one-car carport, and laundry room on the first floor, with a 613 square-foot residential unit above. A Modification is required to provide three (3) parking spaces, instead of the required four (4) (SBMC § 29.90.100).

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. Removal of the water heaters located within the required six-foot (6') interior yard setback.
2. Reduction or relocation of the fence, located along the alley, as deemed appropriate by the Transportation Engineer.

E. **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 was approved on May 18, 2005 to permit one of the uncovered parking spaces to be located within the required six-foot (6') interior yard setback (SBMC §28.21.060). A survey prepared for the site revealed a discrepancy in the property line and requires that the project now request a second Modification to permit the garage portion of the new unit to be located within the required fifteen-foot building separation distance (SBMC §28.21.070).

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 a minimum building separation of eleven-feet eight-inches (11' 8") and the habitable space observing the required fifteen-foot (15') separation.

F. **APPLICATION OF BRYAN POLLARD, AGENT FOR JENNIFER MARKHAM, 3069 CALLE PINON, APN 053-273-009, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00444)**

The project site is located on the corner of Calle Pinon and Calle Laureles. Current development on site consists of a single family residence and garage. The proposed project involves a 527 square-foot first floor addition to the residence and a 32 square-foot addition to the garage. A Modification is required to permit the garage addition to be located within the required open yard area (SBMC §28.15.060).

The Following people spoke in opposition of this project:

Mimi Greenberg
Luisa Velez
Aine Phelan
Terry Keramaris

Application continued to the Modification Hearing of August 10, 2005.