



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, AUGUST 10, 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 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).

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 1,228 square feet of area that provides a yard as intended by the Zoning Ordinance.

IV. **NEW ITEMS:**

A. **APPLICATION OF RON SORGMAN, AGENT FOR JOSEPH & ELAINE WEBSTER, 2435 CALLE LINARES, APN 041-411-010, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00365)**

The project site is currently developed with a single family residence and attached garage. The proposed project involves expansion and enclosure of an existing upper level deck, the addition of a new deck, and a remodel of the residence. A Modification is required to permit alterations and additions within the required thirty-foot (30') front and ten-foot (10') interior yard setbacks (SBMC §28.15.060).

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

ACTION: Project denied.

B. **APPLICATION OF TONY XIQUES, AGENT FOR ATHENA SIMS, 521 E. VICTORIA STREET, APN 029-091-018, R-2 TWO-FAMILY RESIDENCE ZONE (MST2005-00443)**

The project site is located on the corner of Victoria and Morrison Streets. Current development on site consists of a single family residence and attached garage. The proposed project involves demolition and replacement of an entry porch. A Modification is required to permit alterations within both required fifteen-foot (15') front yard setbacks (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 observing the existing setbacks of fourteen-feet (14') off of Victoria Street and seven-feet (7') off of Morrison Avenue.