



# City of Santa Barbara California

## MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, AUGUST 24, 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 HARRISON DESIGN ASSOCIATES, AGENT FOR MARGARET GUNNER, 901 E. CABRILLO BLVD. APN 017-313-018 (HRC-1 HOTEL AND RELATED COMMERCE/SD-3 COASTAL OVERLAY ZONES (MST2004-00052))

The project site has frontage onto Cabrillo Blvd., Milpas Street, and Del Mar Avenue. Current development on site consists of a 71 room hotel with 55 parking spaces. The proposed project involves additions, demolitions, and alterations to the building. A Modification is required to permit those changes within the required twenty foot (20') front yard setback facing both Milpas Street and De Mar Avenue (SBMC §28.22.060).

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**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. All portions of the building facing Milpas Street observing a minimum four-foot (4') front yard setback.
2. All portions of the building facing Orilla del Mar observing a minimum fifteen-foot (15') front yard setback.

Prior to the issuance of any building permits in conjunction with the approval of this modification a soils report and archeological monitoring contract shall be submitted.

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

**B. APPLICATION OF VADIM HSU, AGENT FOR ROBERT & BARBARA IRVINE, 2215 LAS ROSAS, APN 025-191-017, E-3 ONE-FAMILY RESIDENCE ZONE (MST2005-00521)**

The project site is currently developed with a single family residence and garage. The proposed project involves the addition of a second story balcony off the back of the residence. A Modification is required to permit the balcony within the required open yard area (SBMC §28.15.060).

The following people spoke in opposition to the proposed project.

Scott and Malinda Putnam  
Gary Smith

Project denied.

Mods Minutes 8-24-05