



# City of Santa Barbara California

## MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, OCTOBER 5, 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 REX RUSKAUFF, AGENT FOR BRIAN & KIMBERLY MCCARTHY, 3405 MADRONA DRIVE, APN 053-322-006, E-3 ONE-FAMILY RESIDENCE/SD-1/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00599)

The project site is currently developed with a single-family residence and garage. The proposed project involves demolition and rebuild, 478 square feet of first floor addition, and an 863 square foot second floor addition. A Modification is necessary to permit a ten square-foot (10) addition to the garage to be located within the required thirty-foot (30') front 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 the garage observing the existing twenty-five foot (25') front yard setback.

**B. APPLICATION OF REX RUSKAUFF, AGENT FOR JOHN & KATHRYN WRENCH, 105 CANON DRIVE, APN 053-323-004, E-3 ONE-FAMILY RESIDENCE/SD-1/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00622)**

The project site is located on the corner of Canon and Madrona Drives. Current development on site consists of a single-family residence and garage. The proposed project involves a 689 square-foot first floor addition. A Modification is required to permit the addition to be located within the required forty-foot (40') front yard setback facing Canon Drive (SBMC §28.45.007).

**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 addition observing a twenty-foot (20') front yard setback off of Canon Drive.

**C. APPLICATION OF JEFF SHELTON, AGENT FOR RACHEL TIERNEY, 1823 MIRA VISTA, APN 019-090-021,023 (E-1 ONE-FAMILY RESIDENCE ZONE), (MST2005-00548)**

The project site is located on the corner of Mira Vista and San Carlos. Current development on site consists of a single-family residence and garage. The proposed project involves demolition of the existing garage and 280 square-feet of the existing 1,492 square-foot two-story residence, and the construction of a 493 square-foot attached garage and 771 square-feet of second floor to the residence. Site improvements include the relocation of the driveway to San Carlos. A Modification is required to permit alterations to portions of the building located within the required thirty-foot (30') front yard setback facing Mira Vista (SBMC §28.15.060).

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

Louise Komp 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:

1. The altered wall maintaining the existing fifteen-foot (15') front yard setback off of Mira Vista.
2. All vegetation, located within the public right-of-way, replaced with ground cover.
3. All other vegetation, as identified in SBMC §28.87.170, reduced to their maximum allowable heights.

**D. APPLICATION OF MICHELLE GIDDENS, AGENT FOR ROBERT GIDDENS, 134 LA PLATA, APN 045-211-019, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES (MST2005-00621)**

The project site is located on the corner of La Plata and Calle Brevo. Currently development on site consists of a single-family residence and garage. The proposed project involves partial demolition of the existing garage, conversion of the remainder to habitable space, and replacement of a two-car garage. Driveway access will be relocated to Calle Brevo. A Modification is required to permit the new garage to reduce 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. Removal of the portion of the existing garage located within the required twenty-foot (20') front yard setback facing La Plata.
2. The new garage observing a twenty-foot (20') front yard setback facing Calle Preva.
3. The open yard being maintained at a minimum of 1,075 square feet.

**E. APPLICATION OF BRYAN POLLARD, AGENT FOR DAVID & KIMBERLY BLANKENHORN, 259 SAN RAFAEL AVENUE, APN 045-141-004, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES (MST2005-00620)**

The project site is currently developed with a single family residence (which has an active building permit for a second story addition), and an attached garage. The proposed project involves adding a window to the front of the garage and changing its roof pitch and direction. A Modification is required to permit alterations to a building located within the required twenty-foot (20') front yard setback (SBMC §28.15.060).

**ACTION:** Findings made and project approved as submitted.

**F. APPLICATION OF RICK MOKLER, 1320 MORRISON AVENUE, APN 029-091-022, R-2 TWO-FAMILY RESIDENCE ZONE (MST2005-00526)**

The project site is currently developed with a single-family residence and garage. The proposed project involves 367 square-feet of first floor and 426 square-feet of second floor additions to the residence. A Modification is required to permit the addition to reduce the required open yard area (SBMC§28.18.060).

Project continued indefinitely.