



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, OCTOBER 19, 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 JOHN KELLEY, AGENT FOR FREESE FAMILY TRUST, 118 SAN CLEMENTE, APN 045-212-018, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES (MST2005-00630)

The project site is currently developed with a single family residence and garage. The proposed project involves an 83 square foot first floor addition to the residence. A Modification is required to permit the 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 the open yard being maintained as shown on the approved site plan.

B. APPLICATION OF STEVE BYRD, 402 CALLE GRANADA, APN 053-184-015, E-3 ONE-FAMILY RESIDENCE SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00635)

The project site is located on the corner of Calle Granda and Calle Pinon. Current development on site consists of a single family residence and garage. The proposed project involves the relocation of the front door and a new entry porch. A Modification is required to permit alterations within the required twenty-foot (20') front yard setback facing Calle Granada (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 new porch and trellis observing a fifteen-foot (15') front yard setback off of Calle Granada.
2. An updated site plan showing the garage as existing.
3. Removal of previous Modification letter.

C. APPLICATION OF POIRIER & DAVID, AGENT FOR LYNN STOREY, 212 VERNAL AVENUE, APN 053-293-020, E-3 ONE-FAMILY RESIDENCE ZONE, (MST2004-00332)

The project site is currently developed with a single family residence and garage with accessory building. The proposed project involves a remodel, 600 square feet of first floor addition to the residence and 190 square feet of first floor addition to the accessory building. A Modification is required to permit alterations and additions within the required six-foot (6') interior yard setback (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. Approximately six-square feet of new floor area maintaining the existing five-foot (5') interior yard setback.
2. A minimum building separation of five-feet (5'), between the residence and garage, as required by SBMC §28.04.020 .
3. The new bathroom window installed frosted glass.
4. Removal of the kitchen sink and counter from the accessory room.
5. Complete accessory structure floor plan required.
6. Take expired Modification approval letter off of plans and show only the work being proposed on this permit.

D. APPLICATION OF PACIFIC ARCHITECTS, AGENT FOR RICHARD & MARCIA LONG, 1147 HARBOR HILLS, APN 035-314-003, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00629)

The project site is currently developed with a single family residence and garage. The proposed project involves relocation of the garage door from the side to the front, facing the street. Site improvements include a privacy wall, and fountain. A Modification is required to permit alterations and additions 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/include:

1. The garage maintaining its existing twenty-four foot (24') front yard setback.
2. All walls observing maximum heights as identified in SBMC § 28.87.170. Be advised that the height limits include all pillar and lighting fixtures within ten-feet (10') of the front lot line and within ten-feet (10') of the driveway for twenty-feet back.
3. Trash can storage relocated out of the required interior yard.
4. The residence containing only one (1) water heater.

E. APPLICATION OF JEFF SHELTON, AGENT FOR ARTHUR CARLSON, 34 E. LOS OLIVOS STREET, APN 025-242-005, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00618)

The project site is located on the corner of Los Olivos and Anacapa Streets. Current development consists of a single family residence and garage. The proposed project involves a major remodel, change of architectural style, 1,276 square feet of first and second floor area, demolition and replacement of a two-car garage, and a new deck with landscaping. A Modification is required to permit changes within the required thirty-foot (30') front yard setbacks off of both Los Olivos and Anacapa Streets (SBMC §28.15.060).

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

Bruce Ohannessian expressed his concerns with the project.

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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 the residence maintaining the existing twenty (20') and eighteen-foot (18') front yard setbacks off of Los Olivos and Anacapa Streets respectively.