



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, NOVEMBER 2, 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 DAN MELVILLE, AGENT FOR DAVID MURCHISON, 3223 VISTA ARROYO, APN 047-083-009, A-1 ONE-FAMILY RESIDENCE/SD-3 COASTAL ZONE OVERLAY ZONES (MST2005-00666)

The project site has frontage onto both Vista Arroyo and Cliff Drive. Current development on site consists of a single family residence and garage. The proposed project involves a 500 square foot detached accessory structure. A Modification is required to permit the accessory building to be located in the front yard facing Cliff Drive (SBMC §28.87.160).

Ms. Elliot and Mr. George expressed their concerns with the project.
Ms. Richards expressed her support.

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. A complete floor plan for the residence.

2. A copy of the arborist's report with its tree protection measures which need to be followed during construction.
3. The required thirty-five foot (35') front yard setbacks off both street frontages.
4. Solar access limitations on the elevations.
5. A note on the accessory floor plan that states that this area is not to be used as a separate dwelling unit or to increase the number of the group home's residents over 6 individuals.
6. Prior to issuance of any building permits in conjunction with the approval of this modification, the owner(s) shall record a Zoning Compliance Declaration.

B. APPLICATION OF WOODY BOYCE, AGENT FOR CHUCK SANTRY AND CHRISTI SOTO, 1744 PROSPECT AVENUE, APN 027-147-028, R-2 TWO-FAMILY RESIDENCE ZONE (MST2005-00588)

The project site is currently developed with a single family residence and detached garage. The proposed project involves demolition and replacement of the garage and the addition of a deck above. A Modification is required to permit the deck to be located within the required front and interior yard setbacks (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 show all portions of the new structure constructed completely on the private property.

C. APPLICATION OF JEFF DOUBET, AGENT FOR JORGE AND MARINA GROSS, 2905 VALENCIA DRIVE, APN 053-371-008, E-3 ONE-FAMILY RESIDENCE ZONE (MST2005-00653)

The project site is currently developed with a single family residence and detached garage with storage. The proposed project involves a 161 square foot first floor addition to the residence. A Modification is required to permit the addition to reduce the required open yard area (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:

1. The open yard being maintained as shown on the approved site plan.
2. A note on the site plan that the garage shall be accessible to vehicles at all times.

D. APPLICATION OF CAROL GROSS, AGENT FOR MARINA BEACH MOTEL, 21 BATH STREET, APN 033-091-003, R-4 HOTEL-MOTEL-MULTIPLE FAMILY/SD-3 COASTAL OVERLAY ZONES (MST2005-00597)

The project site is located on the corner of Bath and Mason Streets. Current development on site consists of a twenty-eight (28) room motel. The proposed project involves the replacement of three patio fence enclosures. A Modification is required to permit fences, exceeding three and one-half feet (3½') in height to be located within ten-feet (10') of a front lot line (SBMC §28.87.170).

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

A letter of support from Ms. Traxler, Ms. Neer, and Mr. Charlton was read for the record.

ACTION: Findings made and project approved as submitted.

E. APPLICATION OF TODD ELIASSEN, AGENT FOR CYNTHIA HOWARD, 122 NATOMA AVENUE, APN 033-072-010, R-4 HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES (MST2005-00600)

The project site is currently developed with a two-story duplex and detached two-car garage. The proposed project involves the "as-built" enclosure of a lower level porch. A Modification is required to permit the enclosure within the required six-foot (6') interior yard setback (SBMC §28.21.060).

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

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).

Modification Hearing Minutes

November 2, 2005

Page 4

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

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 changes, as suggested in the accepted Historic Structures Report (HSR) on file.
2. A note on the site plan that the garages shall be accessible to vehicles at all times.

MODS/11-2-2005 MINUTES