



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, NOVEMBER 16, 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 BURNELL & JEWETT, AGENT FOR THEODORE & KELLY BOWMAN, 3225 CALLE NOGUERA, APN 053-331-002, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00605)**

The project site is currently developed with a single family residence and detached garage. The proposed project involves 600 square feet of first and second floor additions to the residence. A Modification is required to permit the first floor addition to be located within the required six-foot (6') interior yard setback (SBMC §28.15.060).

Project change has resulted in re-noticing to the Modification Hearing of November 30, 2005.

B. APPLICATION OF SOPHIE CALVIN, AGENT FOR MATTHEW KELLY, 931 CARRILLO ROAD, APN 029-252-007, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00698)

The project site is currently developed with a single family residence and one-car garage. The proposed project involves demolition of the existing garage and the construction of a two-car garage. A Modification is required to permit the new garage to be located within the required thirty-foot (30') front and ten-foot (10') interior yard setbacks (SBMC §28.15.060).

Letters from seven (7) neighbors, in support of the project, were recognized.

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 the existing front and interior yard encroachments.
2. A survey to assure that all new construction is entirely on the private property.
3. Interior dimensions being shown at a minimum twenty by twenty foot (20' by 20').
4. Reuse of stone façade as much as possible.

C. APPLICATION OF RICHELE MAILAND, AGENT FOR JACKIE MIRANDA, 310 N. VOLUNTARIO STREET, APN 031-381-015, R-2 TWO-FAMILY RESIDENCE ZONE (MST2005-00699)

The project site is currently developed with a single family residence. The proposed project involves the construction of a two-car carport. A Modification is required to permit the carport to be located within the required open yard area (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/include:

1. The open yard being maintained at a minimum 1,000 square feet.
2. Removal of the storage shed, currently located within the required open yard area.