



# City of Santa Barbara California

## MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, DECEMBER 14, 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.

#### **RECONSIDERATION OF THE APPLICATION OF TOM JACOBS, AGENT FOR 429 E. PADRE TRUST, 429 E. PADRE STREET, APN 025-263-020, E-1 ONE FAMILY RESIDENCE ZONE (MST2005-00750)**

The project site is currently developed with a single family residence and garage. The proposed project involves an "as-built" wall along the front lot line and driveway. A Modification is required to permit the wall to exceed three and one half feet (3 1/2') in height when located within the first ten-feet (10') of the front lot line and the first twenty-feet (20') back along the driveway (SBMC §28.87.170).

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

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

**CONTINUED ITEMS:**

**APPLICATION OF SHERRY & ASSOCIATES, AGENT FOR DAVID JONES, 1061 GARCIA ROAD, APN 029-282-014, A-1 ONE-FAMILY RESIDENCE ZONE (MST2005 -00520)**

The project site is currently developed with a single family residence and attached garage. The proposed project involves 413 square feet of first floor additions and entry area for the residence. A Modification is required to permit new floor area to be located within the required fifteen-foot (15') interior 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 a minimum eight-foot (8') interior yard setback.

**IV. NEW ITEMS:**

**A. APPLICATION OF SUSAN SHERWIN, AGENT FOR DIANE CHANDLER, 3400 LOS PINOS, APN 053-243-010, E-3 ONE FAMILY RESIDENCE/SD-1&SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00758)**

The project site is currently developed with a single family residence and detached garage. The proposed project involves 317 square feet of first floor additions and a new entry porch. A Modification is required to permit the porch to be located within the required forty-foot (40') front 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 the new porch observing a thirty-four foot (34') front yard setback.

**B. APPLICATION OF SCOTT ROWLAND, AGENT FOR HOCHMAN FAMILY SURVIVORS, 3053 SAMARKAND DRIVE, APN 051-161-004, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES (MST2005-00755)**

The project site has frontage onto Samarkand Drive and Las Positas Road. The proposed project involves a complete demo of existing structures and the construction of a 2,750 square foot two-story residence with attached 450 square foot two-car garage. A Modification is required to allow new development without providing 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 as submitted.

C. **APPLICATION OF BANYAN ARCHITECTS, AGENT FOR TOM CARASELLA, 229 LA JOLLA DRIVE, APN 041-363-008, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES (MST2005-00782)**

The project site is located on the corner of La Jolla Drive and Selrose Lane. Current development on site consists of a single family residence and attached garage. The proposed project involves a 280 square foot first floor addition to the residence. A Modification is required to allow new development without providing the required open yard area (SBMC §28.15.060).

Carol Hack expressed her opposition to the project.

A letter of support, from seven (7) of the neighbors, was read for the record.

**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 a backyard area which provides 1,250 square feet of private outdoor living area for the residence.