



City of Santa Barbara California

MODIFICATION HEARING OFFICER MINUTES

WEDNESDAY, DECEMBER 28, 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 KELLY, AGENT FOR LISA MAGLIONE, 303 LA MARINA, APN 045-161-007, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL ZONE OVERLAY ZONES (MST2005-00788)

The project site is currently developed with a single family residence and detached garage. The proposed project involves a remodel to the residence and a (14') fourteen 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 and for new windows to be installed on portions of the residence located within the twenty-foot (20') front yard setback (SBMC §28.15.060).

ACTION: Finding made and project approved as submitted.

B. APPLICATION OF RODERICK BRITTON, AGENT FOR RALPH SIPPER, 1624 CLEARVIEW ROAD, APN 043-201-017, R-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00789)

The project site is currently developed with a single family residence and detached garage. The proposed project involves demolition of the existing garage and the construction of a new one-car garage with accessory room above. A Modification is required to permit the new garage to be located within the required open yard area (SBMC §28.15.060).

ACTION: Finding 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 remaining open yard of 945 square feet.
2. A copy of SBMC§28.04.280 (Home Occupation Definition) on the site plan.
3. Removal of all existing accessory structures currently located on site.
4. A note on the garage floor plan that the garage shall be available for parking at all times.
5. Tree protection measures for the existing palm (to be shown) on site.
6. Revise second story to comply with solar access limitations.

C. APPLICATION OF CHRISTINE PIERRON, AGENT FOR MICHAEL & KELLY MAGNE, 2509 CALLE MONTILLA, APN 041-392-001, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00733)

The project site is currently developed with a single family residence and attached garage. The proposed project involves expansion of the garage and 927 square feet of first and second story additions to the residence. A Modification is required to permit the garage expansion within the required thirty-foot (30') front yard setback and an "as-built" portion of the existing residence within the required ten-foot (10') interior yard (SBMC §28.15.060).

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

ACTION: Finding 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. Only the garage being expanded to meet minimum parking dimensions. All portions of storage/accessory shall observe all required yards.
2. The "as-built" portion maintaining its existing eight-foot (8') interior yard setback.
3. A soils report will be required prior to building submittal.

D. **APPLICATION OF PAUL HENDERSON, AGENT FOR NANCY & MARK LEFFERT, 2233 ANACAPA STREET, APN 025-192-005, E-1 ONE-FAMILY RESIDENCE ZONE (MST2005-00702)**

The project site is located on the corner of Anacapa and East. Pueblo Streets. Current development on site consists of a single family residence and garage. The proposed project involves a 787 square foot detached two-story accessory building. A Modification is required to permit the accessory building to be located within the required thirty-foot (30') front yard setback facing Pueblo Street (SBMC 28.15.060) and to exceed 500 square feet of floor area (SBMC 28.87.160).

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

Neighbors Ken Grand and Ben Pettit expressed their concerns with the project. After much discussion the item was continued to the Modification Hearing of January 18, 2006.