



**STAFF HEARING OFFICER
AGENDA**

**Susan Reardon
Staff Hearing Officer/Senior Planner**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JULY 14, 2010
9:00 A.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. 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 the Case Planner as listed in the project description below. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. To verify closure dates please check the City Calendar on our website.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

II. PROJECTS:

A. **APPLICATION OF PAUL ZINK, ARCHITECT FOR RONALD & LAURA BONNEAU, 525 CONEJO ROAD, APN 019-062-004, A-1 ONE-FAMILY RESIDENCE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2010-00139)**

The 6,531 square foot project site has frontage on to Conejo Road and Conejo Lane. Previous development on site consisted of a single-family residence, which was destroyed in the Tea Fire. The proposed project involves the construction of a 1,622 square foot single family residence and one-uncovered parking space. The new residence has been designed with a pitched roof which will increase the building height by seven-feet over what previously existed. The discretionary applications required for this project are Modifications to permit new construction within the required thirty-five (35') foot front and both fifteen-foot (15') interior setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Case Planner: Renee Brooke, Senior Planner

Email: rbrooke@santabarbaraca.gov

Phone: 805-564-5470, ext. 5564

B. **APPLICATION OF JASON GRANT, AGENT FOR GIOVANNI VIGNA, 1628 OVERLOOK LANE, APN 015-192-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00075)**

The 17,832 square foot project site is currently developed with a single family residence and attached one-car garage. The proposed project includes a remodel of the existing development on site, expansion of the garage, a new front porch, a new rear deck with patio below, and a 440 square foot two-story addition.. The discretionary applications required for this project are Modifications to permit new construction and alterations within the required thirty-foot front and ten-foot interior setbacks (SBMC§28.15.060)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301 & 15305.

Case Planner: Renee Brooke, Senior Planner

Email: rbrooke@santabarbaraca.gov

Phone: 805-564-5470, ext. 5564

C. **APPLICATION OF SHUBIN & DONALDSON ARCHITECTS FOR MARK TAPPEINER, 119 SKYLINE CIRCLE, APN 041-171-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00522)**

The 4,776 square foot project site is currently developed with a 2,100 square foot single-family residence and garage. The proposed project involves demolition of all development on site, and the construction of a 3-story structure consisting of a 2-story residence with a 2-car garage and basement/storage area below. The discretionary applications required for this project are Modifications to permit construction within the required thirty-foot front setback (SBMC §28.15.060); for the required open yard to be provided in portions of the front yard and with dimensions less than 20 feet (SBMC §28.15.060), and for walls to exceed 3 ½' in height when located within ten-feet of a front lot line or within twenty-feet along the driveway (SBMC §28.87.170). This is a revision to a previous project that received Modification approvals for similar improvements in 2006. Those approvals have since expired.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Danny Kato, Senior Planner

Email: dkato@santabarbaraca.gov

Phone: 805-564-5470, ext. 2567

D. **APPLICATION OF CHRISTINE PIERRON, ARCHITECT FOR JOSEPH & ANN WENGER, 197 LOMA MEDIA, APN 019-261-027, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00704)**

The 10,849 square foot project site is currently developed with a 2,119 square foot single-family residence and detached 2-car garage. The proposed project involves demolition and replacement of an existing rear deck, the addition of a 412 square foot sunroom, "as-built" conversion of 252 square feet of understory to habitable space, and legalization of an uncovered parking space. The discretionary applications required for this project are Modifications to permit new habitable space within the required thirty-foot front setback (SBMC §28.15.060) and parking within required yards (SBMC §28.90.001). The applicant is requesting re-approval of these Modifications, which were approved in 2007, and expired in 2009.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Case Planner: Danny Kato, Senior Planner

Email: dkato@santabarbaraca.gov

Phone: 805-564-5470, ext. 2567

E. **APPLICATION OF JEFF SHELTON, ARCHITECT FOR JAMIE AND PIKE RIEGERT, 960 W. MOUNTAIN DRIVE, APN 021-050-057, A-1 ZONE, GENERAL PLAN DESIGNATION: 1 UNIT PER ACRE (MST2009-00149)**

The 5.58 acre site is currently vacant. The proposed project involves the construction of a new two story 2,054 square foot single family residence with an attached 400 square foot garage. The project includes retaining walls, terraces, driveway, and 448 cubic yards of grading. The discretionary application required for this project is a Modification to permit construction of the residence and garage within the required 35 foot front setback (SBMC § 28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 and 15305.

Case Planner: Tony Boughman, Planning Technician

Email: tboughman@santabarbaraca.gov Phone: 805-564-5470, ext. 4539

III. **ADJOURNMENT:**

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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