



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MARCH 9, 2011
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. Please note that online Staff Reports may not include some exhibits. 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 SOPHIE CALVIN, AGENT FOR KENNETH GRAND LIVING TRUST, 2914 PASEO TRANQUILLO, APN 053-102-016, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2011-00059)**

The 4,950 square foot project site is currently developed with an 825 square foot single-family residence and 328 square foot attached garage. The proposed project involves demolition of an existing 214 square foot shed and the existing garage, construction of approximately 287 square feet of new habitable space for the residence and a new approximately 400 square foot two-car garage. Also, proposed are new doors and windows and a new 42 inch high wall at the front and interior property lines. The discretionary applications required for this project are Modifications to allow new floor area within the required 6 foot interior setback and the required open yard area.

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: JoAnne La Conte, Assistant Planner

Email: jlaconte@santabarbaraca.gov

Phone: 805-564-5470, ext. 3320

B. **APPLICATION OF ARTHUR GALINDO, AGENT FOR MIGUEL & ZENAIDA MARDUENO, 533 CONEJO ROAD, APN 019-062-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2010-00389)**

The 7,046 square foot project site has frontage onto Conejo Road and Conejo Lane. Previous development on site consisted of a 1,417 square foot single-family residence and attached 402 square foot garage, which were destroyed in the Tea Fire. The proposed project involves the construction of a 2,115 square foot single-family residence and attached 402 square foot two-car garage. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five (35') foot front setback facing Conejo Lane and both 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: Roxanne Milazzo, Associate Planner

Email: rmilazzo@santabarbaraca.gov

Phone: 805-564-5470, ext. 2685

C. **APPLICATION OF REX RUSKAUFF, ARCHITECT FOR DIANA THOMSON, 1229 CALLE CERRITO ALTO, APN 041-120-033, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2011-00004)**

The 1.06 acre site is currently developed with a fire damaged residence and detached guest house. The guest house, which was constructed without benefit of permits, will be demolished. The proposed project involves repair, alterations, and 1,492 square feet of additional floor area for the residence, new entry stairs, and an attached two-car carport.

The discretionary applications required for this project are Modifications to allow alterations and additions within the required 35' front and both 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 Sections 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner

Email: rmilazzo@santabarbaraca.gov Phone: 805-564-5470, ext. 2685

D. **APPLICATION OF TOM HALE, AGENT FOR LESLEY ALEXANDER AND RICHARD MONIOT, 605 AND 615 SAN ROQUE ROAD, APNS 053-071-008 AND 053-071-003, E-1/SD-1/SD-2 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST10-00254)**

The project consists of a proposal for a lot line adjustment between two existing legal lots. Approximately 17,175 square feet of lot area will be transferred from 615 San Roque Road (053-071-003) to 605 San Roque Road (053-071-008). The newly created parcel at 615 San Roque Road will be 15,000 square feet with an average slope of 5% and 605 San Roque road will be 36,674 square feet with an average slope of 23%.

The discretionary application required for this project is:

1. A Lot Line Adjustment (LLA) between two (2) legal lots (SBMC §27.40, Gov. Code §66412 and;
2. A Modification to allow less than the required street frontage for a newly created lot in the E-1 Zone (SBMC §28.15.080 and §28.92.110.A).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 Minor Alterations in Land Use Limitations.

Case Planner: Kelly Brodison, Assistant Planner

Email: kbrodison@santabarbaraca.gov Phone: 805-564-5470, ext. 4531

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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