



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, OCTOBER 7, 2009
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 City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

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 CSA ARCHITECTS FOR CRAIG MINUS, 316 PEACH GROVE LANE, APN 051-382-005, R-1 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00402)**

The 6,470 square foot project site is located on the corner of Peach Grove Lane and Manderina Court. Current development on site consists of a single family residence with attached garage. The proposed project involves a 402 square foot first floor expansion of the residence. The discretionary application required for this project is a Modification to permit the addition to be located within the required 1,250 square foot open yard area (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

B. **APPLICATION OF MEHDI HADIGHI, AGENT FOR ABEL GONZALEZ, 2310 SKYLINE WAY, APN 041-371-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00405)**

The 10,000 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves the addition of a kitchen window on the south elevation. The discretionary application required for this project is a Modification to permit alterations within the required ten-foot interior 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 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

C. **APPLICATION OF PAUL ZINK, ARCHITECT FOR BENGT & JANIS JOHANSSON, 233 LAS ONDAS, APN 045-152-005, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00313)**

The 8,021 square foot project site consists of a single family residence and detached two-car garage. The proposed project involves a 173 square foot first floor addition, 552 square foot second story addition, and a remodel to the existing structures. The discretionary application required for this project is a Modification to allow window installation and alterations within the required twenty-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 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

D. **APPLICATION OF ARCHART INC, ARCHITECT FOR ELIZABETH FAORO, 515 CONEJO LANE, APN 019-062-009, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00381)**

The 8,329 square foot project site has frontage on both Conejo Lane and Conejo Road. The proposed project is a request to build a single-family residence and detached garage on a property whose previous development was destroyed in the Tea Fire. The proposed 1,919 square foot two-story house is approximately 500 square feet larger than the previous residence. The discretionary application required for this project is a Modification to permit additions and alterations within the required 15' interior 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 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

E. **APPLICATION OF JOANNA LAFORCE, AGENT FOR THE FARMACY SANTA BARBARA MEDICAL CANNABIS DISPENSARY, 741-781 CHAPALA STREET, APN 037-082-006, C-2 ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2009-00268).**

The project consists of establishment of a medical cannabis dispensary within an existing 2,324 square foot commercial tenant space at 741 - 781 Chapala Street. The discretionary applications required for this project are a medical cannabis dispensary permit (SBMC § 28.80.030).

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

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

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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