



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, NOVEMBER 4, 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 KIRK GRADIN, ARCHITECT FOR ROBERT ZORICH, 1565 FRANCESCHI ROAD, APN 019-101-012, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: OPEN SPACE (MST2009-00164)

The 22,000 square foot project site is currently undergoing site improvements. As a part of the proposed exterior changes, site walls and a pedestrian gate will be added to the existing vehicle entry gate and pillars. The discretionary application required for this project is a Modification to permit a portion of the site walls to exceed the maximum allowable height of 3 ½ feet when located within ten feet of the front lot line or within the first twenty feet along the driveway (SBMC §28.87.170).

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

B. APPLICATION OF INGE ROSE, 256 SAN NICOLAS, APN 045-151-001, E-3 ONE FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00272)

The 6,130 square foot project site is located on the corner of San Nicolas and San Miguel Avenue. Current development on site consists of a single family residence and detached one-car carport. The proposed project involves an “as-built” fence located along the San Miguel front lot line. The discretionary application required for this project is a Modification to permit the cumulative height of the fence, on top of a wall, to exceed the maximum allowable height of 3 ½’ when located within ten-feet of a front lot line (SBMC §28.87.170).

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

C. **APPLICATION OF MELORA SCHARF, PROJECT MANAGER FOR GARDNER FAMILY TRUST, 1600 W. MOUNTAIN DRIVE, APN 021-005-033, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00449)**

The 18+ acre project site is currently developed with a greenhouse, pool structure, and three-car garage. The previously existing single family residence on-site was destroyed in the Tea Fire. The proposed project involves the construction of two new single family residences and associated accessory structures. The discretionary applications required for this project are a Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot and an Amendment to the Conditions of Approval of a Staff Hearing Officer approval on April 8, 2009 (Resolution No. 026-09) (SBMC §28.93.030).

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

D. **APPLICATION OF HECTOR MAGNUS, ARCHITECT FOR ANTAR DAYAL, 306 SHERMAN ROAD, APN 019-050-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00414)**

The 10,500 square foot project site was previously developed with a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 2,427 square foot residence and attached 471 square foot garage. The discretionary application required for this project is a Modification to permit new construction within the required 35' 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 & 15305.

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

E. APPLICATION OF TIMOTHY COONEY, APPLICANT FOR ALOHA SPIRIT ORGANIC CONSUMABLES, INC., 302 E. HALEY STREET, APN 031-281-001, C-M ZONE, GENERAL PLAN DESIGNATION: COMMERCE-INDUSTRIAL (MST2009-00380)

The project consists of the establishment of a medical cannabis dispensary within an existing 1,800 square foot commercial tenant space on the first floor of an existing mixed-use building. The discretionary application required for this project is 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
Email: kbrodison@santabarbaraca.gov

F. APPLICATION OF PAUL ZINK, ARCHITECT, FOR CRAIG AND KARI ARCURI, 1660 SHORELINE DRIVE, APN 045-172-023, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE (MST2009-00370)

CONTINUED TO NOVEMBER 18, 2009 FOR RENOTICING

The project consists of a 476 square foot one-story addition and a 772 square foot interior remodel for an existing 2,099 square foot one-story residence with an attached two-car garage on an 8,478 square foot lot in the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (SBMC § 28.44).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (small additions to existing structures).

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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