



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, DECEMBER 16, 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 DON SWANN, AGENT FOR HEPP-PETERSEN REVOCABLE LIVING TRUST, 2405 CALLE LINARES, APN 041-411-003, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00521)**

The 10,000 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves 345 square feet of first floor additions to the residence, relocating the garage door to face the street, and a new fence in the front yard. The discretionary application required for this project is a Modification to permit alterations within the required thirty-foot (30') 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

B. **APPLICATION OF KATIE O'REILLY ROGERS, AGENT FOR RUNE ELIASSEN, 1308 DOVER HILL ROAD, APN 019-103-016, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00501)**

The 19,642 square foot project site is currently developed with a single family residence and attached two-car garage. The site is currently under construction with improvements to the existing driveway and motor court. This application is a request to increase the height of a portion of a retaining wall within the required ten-foot interior yard setback and to rebuild a retaining wall that exceeds 3 ½ feet in height along the first 20 feet of the driveway. The discretionary applications required for this project are Modifications to permit a wall to exceed the maximum allowable height of 8 feet when located within a required setback and to permit a wall to exceed a maximum allowable height of 3 ½ feet when located along a front lot line or along the first 20' of a 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: Jaime Limón, Senior Planner
Email: jlimon@santabarbaraca.gov

C. **APPLICATION OF MICHAEL MORGAN, AGENT FOR VERIZON CALIFORNIA INC, 101 W. CANON PERDIDO STREET, APN 037-042-036, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2009-00397)**

The project consists of a proposal to divide a 1.73-acre lot into two lots and to convert an existing building, currently used as a Verizon office/ switching facility, into four commercial condominium units. Proposed Lot 1 would be 1.14 acres and would include the existing commercial building and 25 parking spaces. Proposed Lot 2 would be 0.59 acres and would include 77 parking spaces.

The discretionary application required for this project is a Tentative Subdivision Map to divide one lot into two lots and to create four (4) commercial condominium units on Proposed Lot 1 (SBMC§27.07).

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@santabarbaraca.gov

D. **APPLICATION OF CEARNAL ANDRULAITIS LLP, AGENT FOR TROY JACOBSEN, 1924 EMERSON AVENUE, APN 025-401-014, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00475)**

THIS ITEM CONTINUED TO JANUARY 13, 2010

The 11,309 square foot project site is currently developed with a duplex and detached two-car garage. The proposed project involves conversion of the existing duplex to a single family residence, which will be remodeled and expanded by 484 square feet. The project also includes the construction of a new detached 593 square foot one-story residence, reconstruction and expansion of the existing two-car garage with a new roof deck, a new 119 square-foot shed, and the addition of one uncovered parking space.

The discretionary applications required for this project are:

1. A Modification to allow alterations to a portion of the existing residence located within the required six-foot northerly interior setback (SBMC §28.18.060);
2. Two Modifications to allow the existing garage to be expanded in size and height, and to construct a new roof deck above the garage, within the required twenty-foot front and six-foot interior setbacks (SBMC §28.18.060);
3. A Modification to allow retaining walls to exceed the maximum allowable height of 3 ½ feet when located within ten feet of the front lot line or within ten feet of either side of a driveway for a distance of twenty feet back from the front lot line (SBMC §28.87.170); and
4. A Modification to allow an uncovered parking space to be located within the required twenty-foot front setback (SBMC §28.18.060 and SBMC §28.90.001)

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

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@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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