



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, APRIL 21, 2010  
9:00 A.M.**

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*Website: [www.SantaBarbaraCa.gov](http://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/](http://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](http://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](http://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. CONSENT ITEMS:**

- A. **APPLICATION OF SUZANNE ELLEDGE SEPPS, AGENT FOR ELCONIN FAMILY TRUST, 814 & 816 WEST FIGUEROA STREET, APN: 039-191-023 AND -026, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE (MST2006-00271)** **CONTINUED FROM APRIL 7, 2010**

The is a request for a three year extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Planning Commission on May 17, 2007. The project consists of the conversion of seven residential apartments located on two adjacent parcels to seven residential condominium units on one lot. Six of the units are 2-bedroom units and one unit is a one-bedroom unit that would be sold as a moderate income affordable unit.

Case Planner: Kelly Brodison, Assistant Planner  
Email: [kbrodison@santabarbaraca.gov](mailto:kbrodison@santabarbaraca.gov)

- B. **APPLICATION OF SUZANNE ELLEDGE, SEPPS, AGENT FOR ANGELO SALVUCCI PROPERTY OWNER, 1916 CHINO STREET, 043-122-022, R-2, TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWELVE UNITS PER ACRE (MST2005-00566)** **CONTINUED FROM APRIL 7, 2010**

The is a request for a three year extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Staff Hearing Officer on March 14, 2007. The project consists of the conversion of three existing units to condominiums; a two-story duplex with two three-bedroom units and a one-story, two-bedroom unit with a detached one-car garage on an 11,250 square foot lot in the R-2 Zone. Parking for the detached unit (Unit A) would be provided with an existing single-car garage and one new uncovered space. Parking for Units B and C are currently provided with a two-car carport and two uncovered spaces. The parking would be reconfigured to include a one-car garage and one uncovered space for each unit. Small additions of 67 square feet would be added to the first floors of Units B and C. The existing carport and an exiting common laundry and storage room would be demolished.

Case Planner: Kelly Brodison, Assistant Planner  
Email: [kbrodison@santabarbaraca.gov](mailto:kbrodison@santabarbaraca.gov)

- C. **APPLICATION OF SUZANNE ELLEDGE, SEPPS, AGENT FOR ANGELO SALVUCCI, 515 E. ARRELLAGA STREET, 027-132-013, R-3, MULTIPLE RESIDENTIAL UNIT ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2005-00475)** **CONTINUED FROM APRIL 7, 2010**

The is a request for a three year extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Planning Commission on May 17, 2007. The project approved by the Planning Commission consists of the conversion of 10 residential apartments to eight residential condominium units on a 14,355 square foot lot. Six of the units are two-bedroom and two units are

three-bedroom units. The unit sizes range from 907 square feet to 1,814 square feet. The project would include 16 parking spaces and other related site improvements such as landscaping and building improvements.

Case Planner: Kelly Brodison, Assistant Planner  
Email: [kbrodison@santabarbaraca.gov](mailto:kbrodison@santabarbaraca.gov)

### III. **PROJECTS:**

A. **APPLICATION OF JAMES MACARI, AGENT FOR KEVIN ROACHE, 333 PIEDMONT ROAD, APN 055-153-027, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: ONE UNIT PER ACRE (MST2010-00464)**

The 20,908 square foot project site is currently developed with a single family residence, attached two-car garage, pool cabana, and swimming pool. The proposed project involves a remodel to the existing structures, and alterations to the pool cabana which will include raising its wall heights to accommodate a roof change from a shed roof to a hip roof that will connect to the residence. The discretionary application required for this project is a Modification to permit alterations to portions of the existing structures located within the required thirty-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 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@santabarbaraca.gov](mailto:rmilazzo@santabarbaraca.gov)

B. **APPLICATION OF DON GRAGG, AGENT FOR LINDA RIMA, 27 RUBIO ROAD, APN 029-341-012, E-1 ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00058)**

The 7,330 square foot project site is currently developed with a single family residence and detached one-car garage. The proposed project involves the demolition of an existing “as-built deck and replacement with a new one. The discretionary application required for this project is a Modification to permit the deck to be located within the required thirty-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 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@santabarbaraca.gov](mailto:rmilazzo@santabarbaraca.gov)

C. **APPLICATION OF WILIAM PRITCHETT, PROPERTY OWNER FOR 401½ OLD COAST HWY, APN 015-291-010, C-P RESTRICTED COMERCIAL/R-2 TWO-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00500)**

The 7,117 square foot project site is currently developed with two single family residences and 1,106 square feet of commercial space. The proposed project involves a request to convert the commercial space to an additional residential unit. The approval will result in a triplex with five uncovered and one covered parking spaces for the site. The discretionary application required for this project is a Modification to permit alterations, additions, and change of use to portions of an existing building currently located within the required ten-foot (10') rear setback (SBMC §28.54.060).

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](mailto:rmilazzo@santabarbaraca.gov)

D. **APPLICATION OF GARCIA ARCHITECTS, AGENT FOR B.K. RAI, 2017 CHAPALA STREET, APN 025-302-007, R-2/R-O/C-2 ZONES, GENERAL PLAN DESIGNATION: OFFICE & RESIDENTIAL (MST2010-00036)**

The 10,863 square foot project site is currently developed with two commercial buildings. The proposed project involves conversion of the rear building to residential use. The discretionary application required for this project is a Modification to permit a change of use to the portion of the building located within the required six-foot interior setback (SBMC 28.18.060).

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](mailto:rmilazzo@santabarbaraca.gov)

E. **APPLICATION OF BRYAN POLLARD ARCHITECT FOR CLARENCE AND JOAN AGRESS, PROPERTY OWNER 646 SEA RANCH DRIVE, APN 047-104-004, A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2010-00014)**

The proposed project involves A Coastal Development Permit for an "as-built" 139 net square foot detached accessory building and a 334 net square foot detached artist studio, with a half bath (sink & toilet). Grading for the project will be 20 cubic yards of cut.

The discretionary applications required for this project are:

1. A Coastal Development Permit, (CDP2010-00003) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and

2. A Modification to allow an accessory structure in the front yard (SBMC §28.87.160.C.).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (e), New Construction or Conversion of Small Structures.

Case Planner: Peter Lawson, Associate Planner  
Email: plawson@santabarbaraca.gov

**IV. ADJOURNMENT:**

## **CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES**

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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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