



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, JUNE 30, 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 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](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. PROJECTS:**

A. **APPLICATION OF AB DESIGN STUDIO, AGENT FOR HALL LIVING TRUST, 1036 ARBOLADO DRIVE, APN 019-220-003, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00556)**

The 16,975 square foot project site is currently developed with a 3,965 square foot single family residence, detached 2 car garage, detached accessory building and a swimming pool. The proposed project involves alterations to the existing garage to match the architecture of the residence. The discretionary application required for this project is a Modification to permit alterations to the portion of the garage located within the 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](mailto:rmilazzo@santabarbaraca.gov) Phone: 805-564-5470, ext. 2685

B. **APPLICATION OF FERGUSON-ETTINGER ARCHITECTS, AGENT FOR ALESSANDRO CASTELLARIN, 282 LOMA MEDIA ROAD, APN 019-272-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00134)**

The 15,217 square foot project site is currently developed with a 2,494 square foot single family residence and attached carport. The proposed project involves a 461 square foot second story addition to the residence and conversion of the carport to a garage. The discretionary application required for this project is a Modification to permit alterations to the carport which is 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) Phone: 805-564-5470, ext. 2685

C. **APPLICATION OF MARK MORANDO, AGENT FOR CHARLES BRADFORD, 2010 EMERSON AVENUE, APN 025-401-002, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00294)**

The 8,739 square foot project site is currently developed with a single family residence. The proposed project involves “as-built” changes that have occurred on site, including replacement of the American four square gable dormer with a full front gable with French Doors and roof deck, addition of two side-facing gable dormers, and the addition of a circular driveway. The discretionary applications required for this project are Modifications to permit an increase in roof height within the required six-foot interior setback, a dormer addition to exceed the solar access height limitation, and parking within the required fifteen foot front setback (SBMC §28.18.060, 28.11.020, & 28.90.001).

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](mailto:rmilazzo@santabarbaraca.gov) Phone: 805-564-5470, ext. 2685

D. **APPLICATION OF KENT MIXON ARCHITECT, AGENT FOR LISA PETRAITIS, 2717 EL PRADO ROAD, APN 051-281-009, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2010-00113)**

The 10,557 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves a 496 square foot accessory room above the garage, 822 square feet of subterranean storage, a new pool, and associated landscape terraces. The discretionary applications required for this project are Modifications to permit alterations to portions of the existing garage roof within the required six-foot interior setback and for accessory space to exceed the 500 square foot maximum (SBMC § 28.15.060 & 28.87.160).

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](mailto:rmilazzo@santabarbaraca.gov) Phone: 805-564-5470, ext. 2685

E. **APPLICATION OF AB DESIGN STUDIO, AGENT FOR JEFF BURTON, 624 ISLAND VIEW DRIVE, APN 035-111-004, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00158)**

The 10,222 square foot project site is currently developed with 1,432 square foot single family residence, detached garage, and swimming pool. The proposed project involves a remodel of the existing architecture, demolition of the existing garage, and the construction of a new 2-car garage, and 722 square feet of new residential floor area above a 388 square foot basement. The discretionary applications required for this project are Modifications to permit alterations to portions of the residence located within both thirty-foot front setbacks and to construct the new garage 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](mailto:rmilazzo@santabarbaraca.gov) Phone: 805-564-5470, ext. 2685

F. **APPLICATION OF MURPHY AND ASSOCIATES, ARCHITECTS, AGENT FOR RICHARD & VERA SCHEEFF, 1131 LOS PUEBLOS ROAD, APN 031-071-028, E-3 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00079)**

The 15,921 square foot project site is currently developed with a 2,731 square foot two-story single family residence and attached one-car garage. The proposed project involves a major remodel, new entry stairs, architectural upgrade, demolition of 607 square feet and 1,082 square feet of upper level addition for the residence and a new two-car garage with storage below. The discretionary application required for this project is a Modification permit the new entry stairs to be located within the required fifteen foot front setback (SBMC §28.15.060 & 28.15.065).

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](mailto:rmilazzo@santabarbaraca.gov) Phone: 805-564-5470, ext. 2685

G. **APPLICATION OF RICHELE MAILAND FOR MIDWEST INSTITUTION, LLC & JOSEPH A. YOB, 1402 GRAND AVENUE & 860 JIMENO ROAD, 029-110-036 & 029-110-037, A-1/E-1 AND E-1 SINGLE FAMILY RESIDENTIAL ZONES, GENERAL PLAN DESIGNATION: 1 UNIT/ACRE (MST2008-00402)**

A Substantial Conformance Determination has been requested to allow for changes to the approved project conditions outlined in Staff Hearing Officer Resolution 046-09. Condition II.A.1 required a one-car carport be built and the applicant has revised project to include the construction of a 603 square foot detached two-car garage for 1402 Grand Avenue. The applicant has requested revisions to conditions II.A.2-5, which restricted the vehicular access on the lot to the minimum area needed to turn a vehicle around, with a condition for planters and boulders to restrict vehicular access. The applicant has requested the enlargement of the area identified as a turn around area and a guest parking space.

Case Planner: Suzanne Johnston, Assistant Planner

Email: [sjohnston@santabarbaraca.gov](mailto:sjohnston@santabarbaraca.gov) Phone: 805-564-5470, ext. 2687

III. **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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