



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, AUGUST 25, 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 SOPHIE CALVIN, AGENT FOR LAWRENCE FEALY, 431 VISTA DE LA PLAYA LANE, APN 035-200-028, E-3 ONE FAMILY RESIDENCE/PUD PLANNED UNIT DEVELOPMENT ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2010-00199)**

The project site is located within a 13-unit Planned Unit Development. The proposed project involves the installation of an access stair from the upper level of the residence to the back yard, a barbecue area with counter, trellis, outdoor fireplace, and garden walls. The discretionary application required for this project is a Modification to permit the installations within the required 40' interior setback (SBMC §28.36.075).

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

B. **APPLICATION OF LEE MUDRICK, 763 CASIANO DRIVE, APN 049-330-032, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00173)**

The 6,634 square foot project site is currently developed with a two-story duplex and attached two-car garage. The proposed project involves the construction of a retaining wall and fence in the rear yard. The discretionary application required for this project is a Modification to permit the combined height of the wall and fence to exceed 8' when located within a required setback (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  
Email: [rmilazzo@santabarbaraca.gov](mailto:rmilazzo@santabarbaraca.gov) Phone: 805-564-5470, ext. 2685

C. **APPLICATION OF PUJO & ASSOCIATES, AGENT FOR KOSTRUBA SURVIVORS TRUST, 224 W. MICHELTORENA STREET, APN 027-221-017, R-4 HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00194)**

The 7,000 square foot project site is currently developed with two single family residences. The proposed project involves a 366 square foot second story addition to one of the units. The discretionary application required for the project is a Modification of the required separation between buildings (SBMC §28.21.070).

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  
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D. **APPLICATION OF JAMES MAYO MACARI, AGENT FOR KEVIN ROACHE, 333 PIEDMONT ROAD, APN 055-153-027, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 1 UNIT PER ACRE (MST2010-00232)**

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 permitting an existing privacy wall, located along the Piedmont and Ontare Road frontages. The discretionary application required for this project is a Modification to permit the height of the “as-built” wall to exceed the maximum allowable height of 3 ½’ when located within 10’ 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  
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E. **APPLICATION OF ALICIA HARRISON, AGENT FOR FINANCIAL RESOURCES, LTD., OWNER OF 140 CONEJO ROAD (APN 019-042-014) AND DR. ANDREW GOTELLI, OWNER OF 180 CONEJO ROAD, APN 019-042-012 & -013, A-1, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, ONE UNIT PER ACRE, MAJOR HILLSIDE (MST2006-00273)**

The project consists of a Lot Line Adjustment between Parcel One (140 Conejo Road, APN 019-042-014) and Parcel Two (180 Conejo Road, APN 019-042-012 & -013).

Proposed Adjusted Parcel One would be 9.33 acres (gross/net) with an average slope of 48% and Proposed Adjusted Parcel Two would be 4.32 acres (gross), 4.09 acres (net) with an average slope of 33%. Proposed Adjusted Parcel One would have a 16,124 square foot development envelope with an average slope of 20% and Proposed Adjusted Parcel Two would have a 20,890 square foot development envelope with an average slope of 27%.

The 2,800 square foot, two-story single-family residence that currently exists on the hilltop of Parcel One would remain, and would be contained within the proposed development envelope of Proposed Adjusted Parcel One. The development envelope for Proposed Adjusted Parcel Two would accommodate a new single-family residence and accessory structures although no development is currently proposed.

Both Proposed Adjusted Parcels would have restricted use areas, where no development is allowed, due to the onsite geologic conditions, as shown on the Lot Line Adjustment Exhibit. Vegetation management per the Wildland Fire Plan would be allowed outside the proposed development envelopes.

The parcel at 150 Conejo Road may have been created in violation of the Subdivision Map Act and the applicable City ordinances in effect at the time of the subdivision; therefore, a voluntary lot merger of 150 and 180 Conejo Road was completed. The new address for the merged parcel is 180 Conejo Road. A new assessor's parcel number for the merged parcel has not yet been assigned by the County of Santa Barbara.

The discretionary application required for this project is a Lot Line Adjustment between two existing lots (SBMC §27.40).

The Staff Hearing Officer will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Kathleen Kennedy

Email: [KKennedy@santabarbaraca.gov](mailto:KKennedy@santabarbaraca.gov)

Phone: 805-564-5470, ext. 4560

**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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