



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, OCTOBER 6, 2010
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 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. 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 PAUL ZINK, AGENT FOR LESLIE HOUSTON, 333 CONSUELO DRIVE, APN 059-212-003, R-2 TWO FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00217)**

CONTINUED FROM SEPTEMBER 8, 2010

The 7,490 square foot project site is currently developed with a duplex, 1-car garage, and 2-car garage. The proposed project involves a 234 square foot addition to the rear unit, a new 243 square foot covered patio, and a new 225 square foot trellis. The discretionary application required for this project is a Modification to permit the addition to be located within the required outdoor living space (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 15301 & 15305.

Case Planner: Roxanne Milazzo
Email: rmilazzo@santabarbaraca.gov Phone: 805-564-5470, ext. 2685

B. **APPLICATION OF PACIFIC ARCHITECTS, AGENT FOR NANCY MAMMEL REVOCABLE TRUST, 216 NATOMA AVENUE, APN 033-062-019, R-4/HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE/SD-3 COSTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL & RESIDENTIAL (MST2010-00145)**

The 6,000 square foot project site is currently developed with a two-story duplex and detached two-car garage with storage. The proposed project involves a remodel and 101 square foot addition to the lower unit, a 220 square foot addition to the upper unit, demolition of the existing garage and storage room, and construction of a 527 square foot two-car garage, outdoor fireplace, and barbeque area with counter and sink. The new garage will be approximately six inches taller than the previous structure. The discretionary application required for this project is a Modification to permit the garage expansion to be located within the required 6' interior setback (SBMC §28.21.060).

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

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C. **APPLICATION OF TAI YEH, AGENT FOR GIROD FAMILY TRUST, 2010 GARDEN STREET, APN 025-331-015, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00216)**

The project site is located on the corner of Garden and Mission Streets. Current development on site consists of a single family residence, detached accessory building, and swimming pool. The proposed project involves a remodel and roof change to the accessory structure. The discretionary application required for this project is a Modification to permit alterations 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.

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D. **APPLICATION OF SURE SITE CONSULTING GROUP LLC, AGENT FOR PB MICHELTORENA LLC, 525 E. MICHELTORENA STREET, APN 027-260-031, C-O MEDICAL OFFICE ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC & INSTITUTIONAL (MST2010-00049)**

The proposed project involves the construction of two faux chimneys on the roof of an existing three-story commercial building. The chimneys will house panel antennas for a T-Mobile installation. An existing wireless facility for Sprint that utilizes two existing faux chimneys will remain. The discretionary application required for the project is a Modification to permit one of the two new chimneys to be located within the required 15' front setback (SBMC §28.51.060).

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

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E. **APPLICATION OF LORI KARI, AGENT FOR PETER AMSTUTZ, 468 CONEJO ROAD, APN 019-061-017, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2010-00234) CONTINUED TO OCTOBER 20, 2010**

The 9,778 square foot project site was previously developed with a 1,104 square foot single-family residence and detached 300 square foot garage with roof deck which were destroyed in the Tea Fire. The proposed project involves the construction of a 1,215 square foot single family residence. The garage will be reconstructed under separate permit. The discretionary applications required for this project are Modifications to permit new construction within the required thirty five-foot (35') front and fifteen-foot (15') interior setbacks (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.

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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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