



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM**  
**630 GARDEN STREET**  
**WEDNESDAY, DECEMBER 15, 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 JOHN BEAUCHAMP, AGENT FOR DENNIS & ELS ANDERSEN, 1330 RIALTO LANE, APN 049-242-020, E-1 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00376)**

The 7,927 square foot project site is currently developed with a 2,048 square foot one-story single-family residence and an attached 420 square foot two-car garage. The proposed project involves the addition of 12 to 15 inch high parapet walls around the roof of the existing flat roof structure and a slight increase in the height of the roof behind the parapet to allow a layer of insulation to be added. The discretionary applications required for this project are three Modifications to permit the increased height of the structure within the required thirty-foot front setback and the two ten-foot side 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 Sections 15301 and 15305.

Case Planner: Tony Boughman, Planning Technician

Email: [tboughman@santabarbaraca.gov](mailto:tboughman@santabarbaraca.gov) Phone: 805-564-5470, ext. 4539

**B. APPLICATION OF JEFF SHELTON, ARCHITECT FOR REH PROPERTY, LLC, 521 SANTA BARBARA STREET, APN 031-201-009, C-M COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: OFFICE AND RESIDENTIAL & MAJOR PUBLIC AND INSTITUTIONAL (MST2010-00280)**

The proposed project involves the construction of a 551 square foot two-story residence with an attached 200 square foot one-car garage on a 1,611 square foot lot. The project site was previously developed with a 1,104 square foot, two-story, single-family residence which was demolished in 2007. The discretionary applications required for this project are:

1. Two (2) Modifications to permit new construction within the required six-foot (6') interior setbacks (SBMC §28.21.060); and,
2. One (1) Modification to provide one off-street parking space in lieu of the requirement for two (SBMC §28.90.100).

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

Case Planner: Kelly Brodison, Assistant Planner

Email: [kbrodison@santabarbaraca.gov](mailto:kbrodison@santabarbaraca.gov) Phone: 805-564-5470, ext. 4531

C. **APPLICATION OF HEATHER POET FOR SANTA BARBARA PATIENTS GROUP, 16 S. LA CUMBRE ROAD, APN 051-021-003, C-P AND SD-2 ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/COMMUNITY SHOPPING CENTER (MST2009-00522)**

The proposed project consists of the establishment of a Medical Marijuana Storefront Collective Dispensary within an existing 1,000 square foot commercial building located at 16 S. La Cumbre Road.

The discretionary application required for this project is a Medical Marijuana Storefront Collective Dispensary Permit (SBMC §28.80.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (Existing Facilities).

Case Planner: Dan Gullett, Associate Planner

Email: dgullett@santabarbaraca.gov Phone: 805-564-5470, ext. 4550

D. **APPLICATION OF PATRICK FOURMY FOR COMPASSION CENTER OF SANTA BARBARA COUNTY, 2915 DE LA VINA STREET, APN 051-202-007, C-2 AND SD-2 ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/BUFFER (MST2009-00497)**

The proposed project involves permitting of an existing Medical Marijuana Storefront Collective Dispensary within a 1,060 square foot commercial building located at 2915 De la Vina Street.

The discretionary application required for this project is a Medical Marijuana Storefront Collective Dispensary Permit (SBMC §28.80.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (Existing Facilities).

Case Planner: Dan Gullett, Associate Planner

Email: dgullett@santabarbaraca.gov Phone: 805-564-5470, ext. 4550

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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