



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MAY 4, 2011
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. Please note that online Staff Reports may not include some exhibits. 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 SHERRY & ASSOCIATES ARCHITECTS, AGENT FOR ELIAS KHOURY, 735 W. MICHELTORENA STREET, APN: 039-032-001, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2010-00293)**

The 4,590 square foot project site is currently developed with a neighborhood market and a detached single-family residence that was damaged by a fire. The proposed project involves construction of a 251 square foot one-story addition and a 517 square foot two-story addition to the existing 448 square foot one-story residence, and attaching it to the market. Also proposed is the conversion of an existing bedroom and storage area to a one-car garage for the residence.

The discretionary applications required for this project are Modifications to allow new habitable space within the required six foot interior setback, new covered parking in both required three foot interior setbacks, and to not meet the requirements for the location and dimensions of the open yard area (SBMC §28.18.060.B & C).

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: JoAnne La Conte, Assistant Planner

Email: jlaconte@santabarbaraca.gov

Phone: (805) 564-5470, ext. 3320

B. **APPLICATION OF DAN WEBER, ARCHITECT FOR PATRICK AND LAUREN MCDERMOTT, 221 OLIVER ROAD, APN 041-329-001, E-3 (SINGLE-FAMILY) AND SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2011-00035)**

The 6,250 square-foot project site is currently developed with a single-family residence and attached two-car garage. The proposed project involves permitting an existing six foot high wall located within 50 feet of the corner of Oliver Road and Hudson Drive. The discretionary application required for this project is a Modification to allow the wall to exceed three and one half feet in height within 50 feet of the street corner (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines §15303 (New Construction) and §15305 (Minor Alterations in Land Use Limitations).

Case Planner: Dan Gullett, Associate Planner

Email: dgullett@santabarbaraca.gov

Phone: (805) 564-5470, ext. 4550

C. **APPLICATION OF BRITT JEWETT, AGENT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00311)**

The subject property is a 9,448 square foot site located on the corner of Anacapa and Padre Streets. Current development on-site consists of a single family residence and detached garage, which encroach into both front and interior setbacks. On March 25, 2009, the Staff Hearing Officer (SHO) approved a development project that required approval of Modifications to allow alterations within both 30-foot front setbacks.

At the time of the SHO approval, the applicant was proposing demolition of the existing structures and construction of a new 3,339 square-foot, two-story single family residence with attached 420 square-foot garage. The current request is for a Substantial Conformance Determination to allow a reduced project that will result in an approximately 2,860 square-foot residence and attached 420 square-foot garage, including alterations within both 30-foot front setbacks.

Case Planner: Renee Brooke, Senior Planner

Email: rbrooke@santabarbaraca.gov

Phone: (805) 564-5470, ext. 5564

D. **APPLICATION OF ON DESIGN ARCHITECTS, FOR JOHN SARAD, 15 CHASE DRIVE, APN 015-032-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00023)** CONTINUED TO THE MAY 18, 2011 MEETING.

The 13,939 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves an 86 square foot expansion of the residence.

The discretionary application required for this project is a Modification to allow new floor area within the required ten-foot (10') 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: JoAnne La Conte, Assistant Planner

Email: jlconte@santabarbaraca.gov

Phone: (805) 564-5470, ext. 3320

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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