



**STAFF HEARING OFFICER  
AGENDA**

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

---

**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, MARCH 7, 2012  
9:00 A.M.**

---

*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/OnlineMeetings).

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). 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 RICHARD ERIC WILLIAMS, PROPERTY OWNER, 327 CONEJO ROAD, APN: 019-050-026, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2011-00285) CONTINUED FROM FEBRUARY 8, 2012.**

The 9,464 square foot project site was previously developed with a 1,511 square foot single-family residence, which was destroyed in the Tea Fire. The proposed project consists of construction of a 2,238 square foot two-story single-family residence of modular construction and an attached 489 square foot two-car carport with an entry deck above. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five foot (35') front setback and the fifteen foot (15') 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: [JLaConte@santabarbara.gov](mailto:JLaConte@santabarbara.gov) Phone: (805) 564-5470, ext. 3320.

**B. APPLICATION OF BREE MEDLEY, DESIGNER FOR JENNIFER MARIE CHECCHIO, 101 N. SALINAS STREET, APN: 017-073-012, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 UNITS PER ACRE) (MST2011-00010)**

The proposed project includes construction of a new 475 square-foot detached two-car garage with a 475 square-foot residential dwelling unit above, one new uncovered parking space, and new driveway and landscaping. The project also includes alterations to the existing 1,013 square-foot single-family residence, including converting 540 square feet of basement to habitable space and enclosing 97 square feet of an existing upper story deck.

The discretionary applications required for this project are:

1. A Modification to convert a portion of the basement area to habitable space within the required 15-foot front setback on Mason Street (SBMC §28.18.060 and §28.92.110); and
2. A Modification to allow new construction within the required open yard (SBMC §28.18.060 and §28.92.110).

3. A Modification to allow three parking spaces instead of the four parking spaces required (SBMC§28.90.100 & §28.92.110)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: JoAnne La Conte, Assistant Planner.

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

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

**C. APPLICATION OF DEBRA SORENSEN, ARCHITECT FOR PROPERTY OWNER WILLIAM HAACK, 1711 & 1713 LOMA STREET, APN 027-153-008, R-2 (TWO FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2011-00460). POSTPONED TO MARCH 21, 2012.**

The proposed project includes exterior alterations to the existing 1,427 square foot two-story duplex including: window replacement, removal and replacement of front fences, new metal railings, new trellises over the front windows, new privacy screen, steps, and trellis at the front of the building, expanded second story deck on the rear of the building, and expansion of driveway area at the rear of the property.

The discretionary applications required for this project are:

1. Modifications to allow a new screen and wall/guard rail to exceed 3.5 feet in height within ten feet of the front lot line and within ten feet of the driveway for a distance of 20 feet back from the front lot line (SBMC §28.87.170 & 28.92.110);
2. A Modification to allow alterations to the existing building and new steps within the required 20-foot front setback along Loma Street (SBMC § 28.18.060 & 28.92.110); and
3. A Modification of the required open yard area to provide additional area for vehicle maneuvering (SBMC §28.18.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Dan Gullett, Associate Planner.

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

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

**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.

**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.