



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, MAY 2, 2012  
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/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, extension 3308. 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 TRISH ALLEN, AGENT FOR PROPERTY OWNERS MARK AND CATHY ZORADI, 3050 SEA CLIFF, APN 047-091-007, A-1 (SINGLE FAMILY RESIDENCE) AND SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 UNIT/ACRE) (MST2012-00092) POSTPONED FROM APRIL 18, 2012.**

The project site is being developed with an 8,331 square foot single-family residence that is currently under construction. The proposed project is for a new call box and alterations to an existing six-foot tall, stucco wall located along the front property line. Alterations include adding eight new stone columns, adding a stone cap along the entire length of the wall, and adding a six-foot six-inch tall wood pedestrian gate and a six-foot tall wood pedestrian gate. The alterations result in an increase in wall height by approximately ten inches at the locations of the new columns.

The discretionary application required for this project is a Modification to allow the call box and proposed wall changes and gates 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).

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).

Case Planner: Dan Gullett, Associate Planner

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

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

**B. APPLICATION OF BLACKBIRD ARCHITECTS, INC., FOR OWNERS MATTHEW BIO AND MATINA MADRICK, 433 E. MICHELTORANA ST., APN 027-252-027, R-3 (MULTI-FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2011-00465)**

The proposed project involves a remodel of an existing 928 square foot two-story, single-family residence and an understory addition within the existing building footprint. The project would result in a 1,336 square foot residence on the 2,115 square foot parcel.

The discretionary applications required for this project are:

1. A Modification to allow for an understory addition within the ten-foot front setback on Micheltorena Street (SBMC §28.21.060 and 28.92.110);
2. A Modification to allow for an understory addition and window and door changes within the ten-foot front setback on Olive Street (SBMC §28.21.060 and 28.92.110);
3. A Modification to allow for three additional windows in the existing wall located within the six-foot interior setback (SBMC §28.21.060 and 28.92.110); and
4. A Modification to allow for the replacement of a fence which would extend 3.5 feet above the top of an existing retaining wall and exceed a combined height of 3.5 feet within ten feet of the front lot line on Olive Street and exceed a combined height of eight feet within the front setback (SBMC §28.87.170 and 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.

C. **APPLICATION OF SKYE MCGINNES, AGENT FOR ANTHONY SCHRILLO, 101 E. CABRILLO BLVD., APN 033-113-004, HRC-2 (HOTEL AND RELATED COMMERCE), SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: OCEAN-RELATED COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL (MST2010-00135)**

The proposed project includes a new 345 square foot patio along Anacapa Street to provide additional outdoor seating area for an existing restaurant (The FisHouse). The project includes removal of an existing planter along Anacapa Street, reconfiguration of the parking lot, added bicycle parking, a new trash enclosure, four new windows, and a new entry door.

The discretionary application required for this project is a Modification to allow four new windows and a door in the existing wall of the building located within the 20-foot front building setback on Anacapa Street (SBMC §28.22.060 and 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 Section 15304 (Minor Alterations to Land) and 15305 (Minor Alterations in Land Use Limitations).

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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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