



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, JULY 25, 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 ROBERT PAUL DESIGN, ARCHITECT FOR NICK SVENSSON, 136 SAN RAFAEL AVENUE, APN 045-194-014, E-3 (ONE-FAMILY RESIDENCE) AND SD-3 (COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00213)**

The proposed project includes a façade improvement, interior remodel, and an approximately 108 square foot first-story addition to an existing two-story 1,877 square foot single-family residence with 365 square foot attached two-car garage. The proposal includes: replacement of exterior siding, replacement of doors and windows, new roofing material, new roof over the existing second-floor deck, new ground level deck, and landscaping.

The discretionary application required for this project is a Modification for window changes within the 20-foot front setback (SBMC §28.15.060 & 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: Daniel Gullett, Associate Planner

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

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

**B. APPLICATION OF SAM MAPHIS, LANDSCAPE ARCHITECT FOR GIROD FAMILY TRUST, 2010 GARDEN STREET, APN 025-331-015, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00142)**

The proposed project involves demolition of an existing trellis and deck and construction of a new 170 square foot deck approximately 18 inches off grade. Also proposed is to permit an as-built 10 to 12-foot-tall combination of wall, fence, and hedge along the property frontage on Mission Street.

The discretionary applications required for this project are:

1. A Modification to allow the new raised deck to encroach into the 30-foot front setback on Mission Street (SBMC §28.15.060 & 28.92.110); and
2. A Modification to allow the existing hedge, fence and wall combination to exceed 3.5 feet in height within ten feet of the front lot line and exceed eight feet in height within the 30-foot front setback on Mission Street (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 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Daniel Gullett, Associate Planner

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

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

**C. APPLICATION OF THOMAS MEANEY, ARCHITECT FOR THE NAGLER FAMILY TRUST, 213 LOS ALAMOS AVENUE, APN 045-194-001, E-3 SINGLE FAMILY RESIDENTIAL/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2012-00240)**

The existing 6,098 square foot site is currently developed with a 1,529 square foot residence with an attached two-car garage. The proposed project involves a 238 square foot single-story addition to an existing one-story, single-family residence.

The discretionary application required for this project is a Modification to allow new construction and alterations within the required six-foot interior setback (SBMC §28.15.060 & 28.92.110).

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: Suzanne Riegle, Assistant Planner

Email: [SRiegle@SantaBarbaraCA.gov](mailto:SRiegle@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 2687.

**D. APPLICATION OF UBALDO DIAZ, DESIGNER FOR MANUEL RODRIGUEZ, 1708 CHINO STREET, APN 043-183-020, R-2 TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE (MST2012-00250)**

The 3,800 square foot project site is currently developed with a 1,091 square foot single-family residence and detached one-car garage. The proposed project involves a 545 square foot second-story addition, a first-floor remodel, and legalization of the “as-built” front porch. The discretionary application required for this project is a Modification to permit the porch to be located within the required 15-foot front setback (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 Guidelines Section 15301 (Existing Facilities).

Case Planner: Suzanne Riegle, Assistant Planner

Email: [SRiegle@SantaBarbaraCA.gov](mailto:SRiegle@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 2687.

**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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