



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

OCTOBER 5, 2011

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Dan Gullett, Associate Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
None.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

- A. APPLICATION OF THOMAS CAESAR, PROPERTY OWNER, 2521 MEDCLIFF RD., APN 041-330-034, E-3 (ONE-FAMILY RESIDENCE) AND SD-3 (COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2011-00208)

Proposal to permit a portion of an "as-built" six-foot tall wood fence located within ten feet of the front lot line along La Jolla Circle and within 50 feet of the intersection of Medcliff Road and La Jolla Circle. A separate encroachment permit from the Public Works Department has been granted to allow fences to be located within the public right-of-way. The discretionary land use applications required for the project are Modifications to allow a portion of the as-built fence to exceed three and one half feet (3 ½') in height within ten feet of the front lot line and to exceed three and one half feet (3 ½') in height within 50 feet of the street corner (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).

Present: Thomas Caesar, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project.

Dan Gullett, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:09 a.m.

David Van Hoy, neighbor, expressed concerns regarding potential neighborhood impacts due to the fence height and location, tree removal, and landscaping.

Letters of concern from Paula Westbury and Vernon Kjonggaard were acknowledged for the record.

The Public Hearing was closed at 9:13 a.m.

Staff clarified that Parks and Recreation staff are currently investigating an enforcement complaint regarding tree removal within the public right-of-way and front setback on the La Jolla Circle frontage.

ACTION: (rescinded)

Approved the Modification making the findings as outlined in the Staff Report dated September 28, 2011, subject to the conditions of approval as outlined in the Staff Report dated September 28, 2011 and as revised at the hearing.

The applicant stated that it was his preference to have the item continued so the location of the fence could be reviewed by the SFDB, and if required to be relocated, any subsequent modification, if required, could be reviewed under this modification request.

SUBSTITUTE ACTION:

Rescind the previous approval and continue the application to November 2, 2011, to allow the applicant to return to the Single Family Design Board (SFDB) to review the location of the proposed fence along the La Jolla Circle street frontage.

ACTUAL TIME: 9:30 A.M.

B. APPLICATION OF DOUG REEVES, ARCHITECT FOR DOUGLAS KATSEV, PROPERTY OWNER, 422 SAMARKAND DRIVE, APN 051-112-016, E-3 (ONE-FAMILY RESIDENCE) AND SD-2 (SPECIAL DISTRICT OVERLAY) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2011-00323)

Proposal to permit construction of an "as-built" 218 square foot storage room adjacent to the existing two-car garage, and an "as-built" 509 square foot second-story deck located above the storage room, on an existing permitted two-story, 2,714 square foot single-family residence.

The discretionary application required for this project is a Modification to allow the "as-built" improvements to encroach into the required six-foot interior setback (SBMC §28.15.060 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 Sections 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Present: Doug Reeves, Architect.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Dan Gullett, Associate Planner, gave the Staff presentation.

With no one wishing to speak, the Public Hearing was closed at 9:39 a.m.

A letter from Paula Westbury was acknowledged for the record.

Ms. Reardon requested that the required open yard be properly delineated on the plans.

ACTION: **Assigned Resolution No. 041-11**
Approved the Modification making the findings as outlined in the Staff Report dated September 28, 2011.

Said approval is subject to the conditions as outlined in the Staff Report dated September 28, 2011.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:42 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary