



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

DECEMBER 14, 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  
JoAnne LaConte, Assistant Planner  
Gabriela Feliciano, Commission Secretary

### **I. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.  
None.
- B. Announcements and appeals.  
Ms. Reardon announced that, due to the City's two-week furlough, the appeal period on all items listed on the agenda has been extended to Monday, January 9, 2012.
- C. Comments from members of the public pertaining to items not on this agenda.  
None.

### **II. PROJECTS:**

#### **ACTUAL TIME: 9:01 A.M.**

- A. **APPLICATION OF BILL WOLF, ARCHITECT FOR JTM PRIVATE LAND TRUST, 849 CIMA LINDA LANE, APN: 015-202-029, A-2 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 2 UNITS PER ACRE (MST2011-00395)**

The 23,700 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves permitting "as-built" construction of approximately 7.5 foot high pilaster columns with a wrought iron vehicle gate and an approximately 5.5 foot high pedestrian gate and adjacent wrought iron fencing.

The discretionary applications required for this project are Modifications to allow the columns, gates and wrought iron fencing to exceed 3.5 feet in height within ten feet of the front lot line and within ten feet of a driveway for a distance of 20 feet back from the front lot (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 Guidelines Sections 15303 & 15305.

Present: Bill Wolf, Architect and Agent for JTM Private Land Trust.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation. She acknowledged receipt of four letters from the public.

Steve Foley, Supervising Transportation Planner, explained that the proposed location of the gate is acceptable for vehicular access to the site.

Public hearing was opened at 9:11 a.m. and, as no one wished to speak, it was closed.

**ACTION:** **Assigned Resolution No. 049-11**  
Approved the Modification making the findings outlined in the Staff Report dated December 7, 2011.

Said approval is subject to the conditions as outlined in the Staff Report dated December 7, 2011, and as revised at the hearing.

The extended appeal period of January 9, 2012 to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

**ACTUAL TIME: 9:16 A.M.**

**B. APPLICATION OF BRIAN NELSON, ARCHITECT FOR ROBERT MILES, PROPERTY OWNER, 1540 FRANCESCHI ROAD, APN 019-102-038, A-2 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE (MST2011-00434)**

The proposed project involves conversion of 50 square feet of existing residential understory from storage to an elevator and hallway. The discretionary application required for this project is a Modification for the change of use of that space within the 30-foot front setback (SBMC Sections 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).

Present: Brian Nelson, Architect and Agent for Robert Miles.

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

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

Public hearing was opened at 9:19 a.m. and, as no one wishing to speak, it was closed.

**ACTION:** **Assigned Resolution No. 050-11**  
Approved the Modification making the findings outlined in the Staff Report dated December 6, 2011.

The extended appeal period of January 9, 2012 to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

**ACTUAL TIME: 9:20 A.M.**

**C. APPLICATION OF GREG TICE, OWNER, 818 N. VOLUNTARIO ST., APN 031-060-042, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2011-00427)**

The proposed project involves permitting an “as-built” 18-foot-long, six-foot-tall redwood fence with a pedestrian gate located at the end of N. Voluntario Street. The discretionary application required for this project is a Modification to allow the fence to exceed 3.5 feet in height within ten feet of the front lot line.

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: Greg Tice, Owner.

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

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

**ACTION:** **Assigned Resolution No. 051-11**  
Approved the Modification making the findings outlined in the Staff Report dated December 7, 2011, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated December 7, 2011, and as revised at the hearing.

The extended appeal period of January 9, 2012 to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:36 a.m.

Submitted by,

A handwritten signature in cursive script that reads "Gabriela Feliciano".

---

Gabriela Feliciano, Staff Hearing Officer Secretary