



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 049-11
849 CIMA LINDA LANE
MODIFICATION
DECEMBER 14, 2011

**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.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, No one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 7, 2011.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Joan K. Rosenberg-Dent, Santa Barbara, CA.
 - b. Marion Dentzel, Santa Barbara, CA.
 - c. Charles Mounts, Santa Barbara, CA.

Correspondence received in opposition to the project:

- a. Paula Westbury, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

I. Approved the subject application making the following findings and determinations:

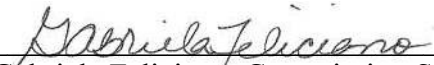
The modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. Adequate vision clearance is provided when exiting the driveway and potential conflicts between pedestrians and motorists are expected to be very infrequent on this low-volume, rural road.

II. Said approval is subject to the following conditions:

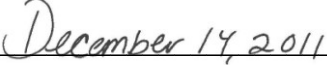
- A.** The existing hedge along both sides of the driveway on this property shall be reduced to, and maintained at, 3.5 feet in height within 10 feet of the driveway for a distance of 20 feet back from the front lot line.
- B.** Verify that the newly constructed wooden fence within 10 feet of the driveway does not exceed 42 inches in height from the lowest point of grade.
- C.** The gate shall be electronically actuated to reduce the potential of conflict with users of the street.

This motion was passed and adopted on the 14th day of December 2011 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Gabriela Feliciano, Commission Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action, your next administrative step should be to apply for Single Family Design Board (SFDB) approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.