



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

NOVEMBER 2, 2011

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:03 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner/Zoning Supervisor
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) CONTINUED FROM OCTOBER 5, 2011.**

Proposal to permit a portion of "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 and also visited the site and surrounding neighborhood.

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

The Public Hearing was opened at 9:07 a.m., and with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 042-11**
Approved the Modification making the findings as outlined in the Staff Report dated September 28, 2011.

Said approval is subject to the Condition of Approval 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.

ACTUAL TIME: 9:10 A.M.

B. APPLICATION OF ALEX PUJO, ARCHITECT FOR RICHARD & JOYCE AXILROD TRUSTEES FOR ALISOS LLC, 331 N. ALISOS STREET AND 930 E. GUTIERREZ STREET, APN: 031-371-005, R-2 (TWO-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2011-00336)

The 16,929 square foot project site is currently developed with a two-story duplex, a one-story single-family residence and a four car carport with accessory space above. The proposed project is to convert the existing second-story accessory space above the carport to a new 404 square foot one bedroom dwelling unit and for two new uncovered parking spaces.

The discretionary applications required for this project are Modifications to allow the new unit to be located within the required fifteen-foot building separation in two locations (SBMC §28.18.070 and §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 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Present: Alex Pujo, Architect.

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

Renee Brooke, Senior Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:22 a.m., and with no one wishing to speak, the the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 043-11**
Approved the Modifications making the findings as outlined in the Staff Report dated October 26, 2011.

Said approval is subject to the Conditions of Approval as outlined in the Staff Report dated October 26, 2011, and as revised at the hearing.

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 9:34 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary