



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 5, 2007  
**AGENDA DATE:** September 12, 2007  
**PROJECT ADDRESS:** 2020 Edgewater (MST2007-00402)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DJK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 7,289 square foot project site is currently developed with a 2,868 square foot single-family residence. The proposed project involves an “as-built” garden wall. The discretionary application required for this project is a Modification to permit the wall to exceed the maximum allowable height of 3 ½’ when located within in ten-feet of a front lot line or within the first twenty-feet along the driveway (SBMC§28.87.170).

Date Application Accepted: August 13, 2007      Date Action Required: November 13, 2007

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Sophie Calvin	Property Owner:	Winger Living Trust
Parcel Number:	045-100-062	Lot Area:	7,500 sf
General Plan:	5 units/ acre	Zoning:	E-3/ SD-3
Existing Use:	One Family Residence	Topography:	Flat

Adjacent Land Uses:

North – One Family Residence	East – One Family Residence
South – Once Family Residence	West – One Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2438 sf	No Change
Garage	440 sf	No Change
Accessory Space	None	No Change

**III. DISCUSSION**

The existing garden wall has been in existence for 20 years. During a recent construction project it was identified as a zoning violation for portions that exceeded the 3 ½ foot height maximum height limitation. Due to the improved right-of-way, the wall is located about 6 ½ feet back from the curb. The area between the wall and the curb has been landscaped. Typically, Staff would not support this type of Modification because the right-of-way between the curb should be maintained in a manner that allows public access. With this particular street, which is a dead end, public improvements are unlikely. During the site visit with Transportation Staff, we witnessed neighborhood cyclists and dog-walkers using the paved portion of the street safely. Certain sections of the wall along the driveway also exceed the 3 ½ foot height. This area of wall, like the one behind the curb, does not appear to create safety issues for the neighborhood. Staff therefore supports the request to maintain the wall as it currently exists.

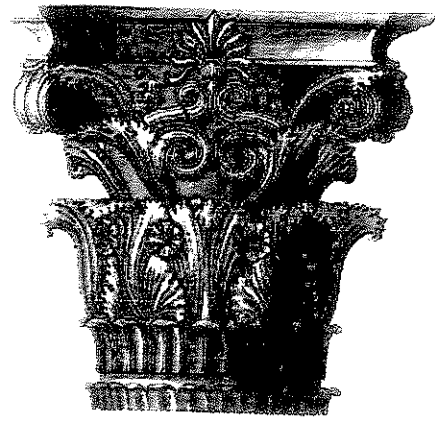
**IV. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the Modification of wall height is necessary to secure an appropriate improvement of beauty and does not violate the purpose or intent of the ordinance, which is safety for the neighborhood.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated August 13, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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# Calvin Design

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August 13, 2007

**Modification Hearing officer**

City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

Re: **2020 Edgewater Way**

Dear Roxanne Milazzo,

My clients are requesting a modification for the property at **2020 Edgewater Way**. This property has an existing two-story, single-family residence. The property is zoned E-3/SD-3. The parcel size is approximately 8,548 sq. ft. gross / 7,289 sq. ft. net. The existing residence is approximately 2,868 sq. ft. (net).

My clients have an existing plastered garden wall in their front yard. This wall has been there for 20 years. We are requesting a modification for this wall, being over 3'-6" within 10' of the existing driveway (see site plan).

Our justification of these modifications are as listed;

1. The wall has been in place for 20 years. The wall is an integral part of the neighborhood.
2. The wall creates privacy for my client as well as an attractive backdrop for the landscaping in the front.
3. A small portion of the wall is over 42" in height (length of 10'-4", see site plan), due to slope of existing driveway.
4. The first pilaster sits 7'-8" from the street and allows my clients enough visual access to ingress and egress from the their driveway.

Please contact me if you have any concerns or questions.

Yours truly,

Sophie Calvin  
Calvin Design

**EXHIBIT B**