



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 9, 2008  
**AGENDA DATE:** January 16, 2008  
**PROJECT ADDRESS:** 1406 Grand Avenue (MST2007-00606)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner

*mjl for DYK*  
*Rox*

### I. PROJECT DESCRIPTION

The 9,800 square foot project site is currently developed with a single-family residence and garage. The proposed project involves an enforcement case for over height vegetation.

### II. REQUIRED APPLICATIONS

The discretionary application required for this application is a Modification to permit hedges located within ten-feet (10') of the front lot line to exceed a maximum height of 3 ½' and eight-feet (8') within required yards (SBMC §28.87.170).

Date Application Accepted: December 3, 2007      Date Action Required: March 3, 2008

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Jill Kent	Property Owner:	Same
Parcel Number:	029-042-017	Lot Area:	9,800 sf
General Plan:	3 Units Per Acre	Zoning:	R-2
Existing Use:	One-Family Residence	Topography:	27% Slope
Adjacent Land Uses:			
	North - One-Family Residence		East - One-Family Residence
	South - One-Family Residence		West - One-Family Residence

### IV. DISCUSSION

The subject property is under current zoning enforcement for over height hedges. The hedge located along the front lot line exceed the maximum allowable height of 3 ½' and the hedge along the rear lot line exceeds a maximum allowable height of eight-feet (8'). Modification

requests for over height vegetation are typically difficult for Staff to support. A site visit to this site revealed circumstances that may qualify this property for relief. The six-foot (6') high front lot line hedge sit on top of an existing four-foot (4') high retaining wall and provides privacy to a front yard garden. Due to the slope of the lot, the residence is still visible over the height of the vegetation. Also considered is the fact that the garages for the property are located along the front lot line, so the hedges do not create the safety issue associated with over height vegetation near a driveway for this parcel or the neighbors. Staff has a similar position on the eight-foot (8') high rear lot hedge which sits on top of a four-foot (4') high wall. Due to the topography differences between this lot and the neighbor to the rear, the hedge provides adequate, not excessive screening to the back yard of this site. It is Staff position that the hedges on this property provide appropriate landscaping for this site while providing privacy to the occupant(s), while not creating any safety issues for the community.

V. **RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the request by making the findings that the Modification to permit over height hedges on this property is necessary to secure an appropriate improvement of landscaping and that the purpose and intent of the ordinance is being met both for safety and esthetic reasons.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated November 27, 2007

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Jill D. Kent  
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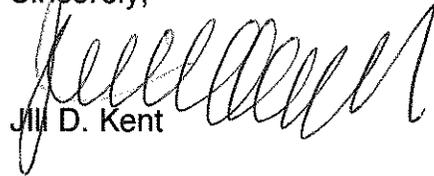
November 27, 2007

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA., 93102-1990

RE: Modification Request for 1406 Grand Ave., #029-042-014, R-2 Zone

1. There are existing hedges surrounding the residence on the South, West, North of the property. The North ground elevation of the contiguous property (836 Jimeno) is four feet higher than the ground level of 1406 Grand Ave. The north hedge is located two feet away from the property line and is twelve feet high measured from the 1406 Grand ground level (eight feet high measured from the 836 Jimeno ground level).
2. The modification being requested is to maintain the North hedge at 1406 Grand Ave. at a height of twelve feet - to provide some privacy from the 836 Jimeno residence located directly behind and considerably above in elevation from the residence at 1406 Grand Ave.
3. The hedges located at the 1406 Grand Ave. property provide privacy from the next door neighbor at 1408 Grand (West hedge - 8 feet) and from 836 Jimeno (North hedge - 12 feet). The South hedge (8 feet) provides privacy from the houses located across the street.

Sincerely,



Jill D. Kent

**EXHIBIT B**