

V. DISCUSSION

The subject property is currently developed with a four-unit condominium complex. The complex is designed with the units clustered together in the middle of the lot with a driveway that surrounds the units and provides access to the parking in the rear. Access to the site is provided by an access road used only by those entering the complex. Due to site constraints associated with the design of the driveway, securing an entry gate at the required twenty-foot setback would be difficult. The applicant is requesting a Modification to install an entry gate at a distance of 10' back from the front lot line. The project was reviewed by Transportation Planning Staff whose position is that driveway gates are typically required to be located 20' back from front property lines to allow vehicles to pull completely off of the right-of-way while waiting for a gate to open. However, this property is located at the end of a public road, with no through traffic except for residents of the condominium development, and there is no existing sidewalk or cross street at this location. Therefore, Transportation Staff supports the project as designed. The project was also reviewed by the Architectural Board of Review (ABR) who commented that there will be no negative aesthetic impacts related to the proposed gate.

VI. FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed height and location of the gate will secure the property without safety, visibility, or aesthetic impacts.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated June 1, 2009

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Terrace Vista Villas Home Owners Association
30 N. Santa Ynez Street
Santa Barbara, California 93103-2841

June 1, 2009

City of Santa Barbara Planning and Zoning
630 Garden Street
Santa Barbara, California 93101

Subject: Modification request for 30 Santa Ynez Street, S.B. CA 93103
APN#015 330 003

Dear Staff Hearing Officer:

Please be advised that in the Terrace Vista Villas Home Owners' Association seeks to install a vehicular gate at the end of the access road and 10 feet within the property line and at the entrance to the private road surrounding the complex. The HOA determined that, due to the physical restrictions of the site, a vehicular gate that rose vertically from the paving was most applicable. Even though the gate opens vertically, we find that the site restrictions prohibit positioning the gate at least 20 feet from the property line, because the road that encircles our condominium complex forks at just 10 feet from the property line. Accordingly, we hereby submit the attached Installation layout plan for vehicular gate placed at 10 feet from the property line.

Due to the fact that the access road that connects our circular road to Salinas Place is used only by those traveling to or from our complex, this road provides space within which cars can stop to wait for the gate to open, without impeding traffic on any city thoroughfare.

Thus Terrace Vista Villas HOA seeks a modification allowing placement of the vehicular gate within 10 feet of the property line, rather than at least 20 feet required by City regulations. Please note that this request was seen as reasonable under existing circumstances, when reviewed at ABR's consent calendar.

Thank you for consideration of this request. All questions and contact should be directed to resident-representative, Maury Treman, at **(805) 570-7142**.

Sincerely,



Maury P. Treman