




# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** February 13, 2014  
**AGENDA DATE:** February 19, 2014  
**PROJECT ADDRESS:** 920 Camino Viejo Rd (MST2004-00013)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Suzanne Riegle, Associate Planner 

### I. PROJECT DESCRIPTION

The 1.15 acre parcel is currently developed with a 3,578 square foot two-story, single-family residence with an attached 468 square foot two-car garage. A building permit (BLD2013-00684) has been issued for the construction of a 532 square foot, detached accessory space, a new patio area with a pool and spa, new exterior stairs, and uncovered guest parking. The proposed project involves the construction of 134.5 linear feet of six-foot high, tubular steel fence, including a vehicular access gate and 48.25 linear feet of six-foot high black vinyl coated chain link fence along the property frontage. The discretionary application required for this project is a Fence Height Modification to allow a fence, columns, and gates to exceed 3.5 feet within 10 feet of the front lot line and on either side of the driveway for a distance of 20 feet from the front lot line (SBMC § 28.87.170 and SBMC § 28.92.110).

Date Application Accepted: 1/13/14

Date Action Required: 4/13/14

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Susan Sherwin	Property Owner:	Mark Dworsky
Parcel Number:	015-060-047	Lot Area:	1.15 acres
General Plan:	Low Density Residential	Zoning:	A-2
Existing Use:	Single Family Residential	Topography:	20% Avg. Slope

**IV. DISCUSSION**

The fencing and gate proposed as a part of this project was reviewed and approved by the Single Family Design Board under MST2012-00364. During building permit plan check, it was discovered that the fence had been located 23' 6" from the edge of the traveled right-of-way, but only two-feet from the front lot line as defined in SBMC §28.04.435.

Transportation Division Staff has reviewed the plans and stated that the location of the proposed gates could be supported if it is actuated by a remote control. Staff recommends approval of the modification to allow the fencing and gate to exceed the allowable 42" height limit with a condition that the gates are remote actuated. The increased height is not anticipated to adversely impact adjacent neighbors or the street, and will not diminish visibility along the street frontage.

**V. FINDING AND CONDITION**

The Staff Hearing Officer finds that the Fence Height Modification to allow the vehicle gate and site fencing to exceed the maximum allowable height of 3.5 feet is consistent with the purposes and intent of the Zoning Ordinance, and is not anticipated to adversely impact the adjacent neighbors or the street and will not diminish visibility along the street frontage or for drivers of vehicles entering or exiting the property.

Said approval is subject to a condition that the vehicular gates shall be remote actuated and open inward towards the private property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 1/10/14

Contact/Case Planner: Suzanne Riegle, Assistant Planner  
(SRiegle@SantaBarbaraCA.gov)  
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805 962-7885

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**JAN 13 2014**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

1/10/2014

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

RE: Request for Modification Approval for 920 Camino Viejo,  
APN 015-060-047, Zoning A-2

Dear Staff Hearing Officer,

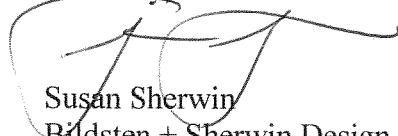
The existing single family residence is a two story, 3578 s.f. house with attached two car garage on a 1.15 acre sloping site. The existing house is set far back on the lot on the hillside, such that most of the remaining useable lot is within the 'front yard' as defined by the City of Santa Barbara zoning code. There are three easement recorded along the front of the property, including a 30' wide easement to the City of Santa Barbara for public road purposes. There is a currently permitted project to construct a pool, pool deck, and accessory structure.

This modification is being requested to place the proposed driveway gate and front fence as shown on submitted plans, just outside the 30'-0" setback from the existing front property line. There are numerous examples among the neighboring residences of fences and gates placed in similar positions to the one proposed. The overall view along the street is mainly hedges and or fences along the property lines. The proposed location for the gates and fence is consistent with the neighborhood. The proposed location also benefits the owners in maintaining more level yard area that is usable and accessible, as much of the site is sloped, and the flat portion is between the house and the street.

The design of the driveway gates and fencing were previously approved by SFBDD.

The benefits of the proposed project are that it provides more outdoor living space for the owners. The placement of the fence and gate in the proposed location is consistent with other residences in the neighborhood.

Sincerely,



Susan Sherwin  
Bildsten + Sherwin Design Studio, Inc.

**EXHIBIT B**