



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 004-14

#### CITY WIDE

#### RECOMMENDATION TO CITY COUNCIL ON PROPOSED AMENDMENTS

#### TO THE SANTA BARBARA MUNICIPAL CODE RELATED TO FENCES, SCREENS, WALLS, AND HEDGES

JANUARY 23, 2014

### PROPOSED AMENDMENTS TO THE SANTA BARBARA MUNICIPAL CODE RELATED TO FENCES, SCREENS, WALLS AND HEDGES (SBMC §28.87.170)

Santa Barbara Municipal Code (SBMC) §28.87.170 regulates the height and location of fences, screens, walls and hedges on private property in the A, E, R, C-O, and C-X Zones. Specifically, it limits the height of those elements to eight feet (8') in required setbacks, and to three and one-half feet (3½') within ten feet of a front lot line, within ten feet of either side of driveway for a distance of 20 feet back from the front lot line, or within 50 feet of a street corner (measured from the edge of the vehicular travelled way).

In 2008, the City Council suspended for two years the application of SBMC §28.87.170.A and §28.87.170.B.1 to hedges to enable adequate community outreach and a possible comprehensive amendment to this section of the Municipal Code. The suspension was extended on March 15, 2011 for three additional years and will expire March 23, 2014.

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, 4 people appeared to speak in favor of the proposed amendments, and 11 people appeared to speak in opposition thereto or with concerns, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 26, 2013
2. Staff Memorandum with Attachments, January 16, 2014.
3. Correspondence received in support of the ordinance amendments:
  - a. Patricia and Tom Foley, via email
  - b. Maggie Moss-Tucker, via email
  - c. Bruce Venturelli, hand-delivered petition with 68 signatures
  - d. Joan L., via NextDoor website
  - e. Patrick Corrigan, via email
  - f. Nicholas P. Bartolini, via email
  - g. Stan & Adela Leband, via email
  - h. Lynda Courtney, via email
  - i. Navid Eskandari, via email
  - j. Kurt Huffman, et al, via email

4. Correspondence received in opposition, or with concerns, to the ordinance amendment:

- a. Steve Johnson, via email
- b. Laurel Heintz, via email
- c. Jane Frederick, via email
- d. Danny Poe, via NextDoor website
- e. Michael Dean, via email
- f. Meg Gurley, via email
- g. Peter Walker Hunt, via email
- h. Chris Kamen, via email
- i. Joe Rution, via email
- j. Lori Smith, via email.
- k. Dr. Marguerite B. Nash & A.E. Keir Nash, via email
- l. Shelley Bookspan, The Riviera Association, via email
- m. Robert C. Meltzer, via email
- n. John Gurley, via email
- o. W. Scott & Lisa Knox Burns, via email
- p. Daniel & Isabelle Cohen, via email
- q. Christopher A. Jacobs, via email
- r. Ann Scheid, via email

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

- I. Recommend that City Council approve the following proposed regulations and consider the following with respect to walls and fences :
  1. Maintain 8' height limit in required setbacks;
  2. Maintain 3½' height limit within 10' of front lot line;
  3. Revise visibility area next to driveways; 3½' height limit within 10' x 10' or 10' x 20' triangle;
  4. Refer to "Intersection Sight Distance" in Guidelines for most corner lots;
  5. Allow code-required guardrails;
  6. Allow decorative elements (posts, light fixtures) and entry arbors;
  7. Allow Administrative Approval for Minor Exceptions, up to a 4' height increase; and
  8. Refer to Guidelines for additional direction and guidance.

This motion was passed and adopted on the 23rd day of January, 2014 by the Planning Commission of the City of Santa Barbara, by the following vote:

JANUARY 23, 2014

PAGE 3

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

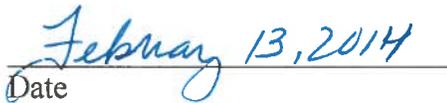
- II. Recommend that City Council approve the following proposed regulations and consider the following with respect to hedges:
1. Allow 12' height limit in required setbacks; Administrative Approval for an exception must be found to comply with the Solar Access Ordinance;
  2. Allow 7½ height limit within 10' of front lot line;
  3. Revise visibility area next to driveways; 3½' height limit within 10' x 10' or 10' x 20' triangle;
  4. Refer to "Intersection Sight Distance" in Guidelines for most corner lots;
  5. Allow Administrative Approval for Minor Exceptions, up to a 4' height increase; and
  6. Refer to Guidelines for additional direction and guidance.

This motion was passed and adopted on the 23rd day of January, 2014 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

  
\_\_\_\_\_  
Date