



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT February 1, 2006

APPLICATION OF ROBERT STAMPS, AGENT FOR MR. & MRS. GRANT LAVIALE, 559 RICARDO AVENUE, APN 035-122-009, E-1 ONE -FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00021)

I. PROJECT DESCRIPTION

The project site is an 8,100 square-foot one-family residential lot, located on the corner of Ricardo and Avenue and Juanita Drive in the Alta Mesa Neighborhood. Current development on site consists of a 2,700 square-foot two-story single-family residence with a 400 square-foot attached garage. The proposed project involves an existing hedge and fence located along a portion of the Juanita Drive frontage.

II. DISCRETIONARY ACTION REQUESTED

The discretionary application required for this project is a Modification to permit a fence and hedge to exceed a maximum height of three and one-half feet (3 ½') when located within ten-feet (10') of a front lot line (SBMC §28.87.170).

III. SITE INFORMATION

Parcel Number: 035-122-009
General Plan Designation: 3 Units Per Acre
Existing Use: One-Family Residence

Zoning: E-3 One-Family Residence Zone
Topography/Slope: 15% Average Slope
Proposed Use: One-Family Residence

Adjacent Land Uses

North: One-Family Residence
South: One-Family Residence

East: One-Family Residence
West: One-Family Residence

Lot Coverage (Proposed):

- Building: 1,800 s.f. (21%)
- Paving/Driveway 1,500 s.f. (19%)
- Landscaping 4,800 s.f. (60%)
- Lot Area: 8,100 s.f.

Parking:

- Required 2 Covered
- Provided 2 Covered

Date Application Accepted: January 9, 2006

Date Action Required: April 9, 2006

IV. DISCUSSION

- Staff has determined that the project qualifies for an exemption from further environmental review under Section 15305 (minor modification in land use limitations) of the California Environmental Quality Act (CEQA) Guidelines.
- Staff understands that the purpose and intent of the height limits related to fences and hedges along front lot lines is to: Provide visibility for safe access when existing onto the public right-of-way from private property, and to prevent complete screening of the residence to the neighborhood, for esthetic purposes.
- This property has two front yards do to its location on a corner abutting two streets. Unlike lots located mid block, this property's back yard does not provide the privacy desired for outdoor living space. The back yard area also sits approximately nine-feet lower than the adjacent sidewalk, making the three and one-half foot (3 ½') maximum fence height ineffective for privacy purposes. Staff recognizes the hardship this provides for these property owners.
- The location of the existing fence and hedge does not affect the public safety for the neighborhood. The location only screens the outdoor living area while still allowing full visibility of the residence.

V. RECOMMENDATION/FINDINGS

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification to permit the existing fence and hedge to be maintained at a maximum height of six-feet (6') will secure an appropriate improvement while meeting the intent and purpose of the ordinance.

Exhibits:

- A.** Project Plan
- B.** Applicant's letter dated January 9, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470