



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 21, 2006
AGENDA DATE: April 26, 2006
PROJECT ADDRESS: 127 Cedar Lane (MST2006-00169)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 7,700 square foot project site is currently developed with single family residence and attached two-car garage. The proposed project involves site improvements including an increase in height of an existing concrete landscape wall from 8 feet to 10 feet, a new swimming pool, spa, reflecting pool, new privacy walls, a hardscape patio, covered pool equipment, storage areas, and new landscape.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to allow the concrete landscape wall, located along the majority of the westerly lot line, to exceed the maximum height of 8 feet (SBMC § 28.87.170).

Date Application Accepted: March 28, 2006 Date Action Required: June 28, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Phil Suding	Property Owner:	Jerrold Hauptman
Parcel Number:	015-092-004	Lot Area:	7,700 Square Feet
General Plan:	Residential 3 Units/Acre	Zoning:	E-1 One-Family Residence
Existing Use:	One-Family Residence	Topography:	7% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,430 Square Feet	No Change
Garage	372 Square Feet	No Change
Accessory Space	None	165 Square Feet

IV. LOT COVERAGE

Lot Area: 7,700 Square Feet
Building: 1,931 Square Feet; 25%
Hardscape: 2,115 Square Feet; 27.5%
Landscape: 3,082 Square Feet; 40%
Water Features: 575 Square Feet; 7.5%

V. DISCUSSION

Staff believes the purpose and intent of the eight-foot (8') height limitation for fences, wall, and hedges, is related both to aesthetics and on the understanding that an eight-foot (8') high fence between two (2) residential properties, provides adequate screening for privacy. Although the existing interior property line fence is constructed at the maximum eight-foot (8') it does not provide adequate privacy for this site due to the neighboring grade which is about four-feet (4') higher. In order to provide the desired privacy to this property's backyard pool area, the applicant is requesting a ten-foot (10') high wall. This will provide a wall that is six-feet (6') high for the neighbor to the West.

VI. RECOMMENDATION/FINDINGS

Staff recommends that the staff hearing officer approve the project, making the findings that the difference in the two property's grades necessitates the need for the higher wall. The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 3/13/06
- C. ABR Minutes Summary

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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3/13/06

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

Re: Modification Request for 127 Cedar Lane; APN 015-092-004; Zone E-1

Dear Modification Hearing Officer:

1. EXISTING SITUATION & PROPOSED PROJECT

There is an existing 8 ft. high CMU wall that separates the side and back yards from two neighboring lots. The wall is located on the property that will be undergoing landscape improvements, such as the addition of a pool, spa, patio, privacy walls, and an enclosed front entry garden. Also included in the improvements is a proposal to raise the aforementioned 8 ft. high wall to 10 ft. There is an elevation change between the two lots, which at its maximum, where the wall meets the rear property line, is a 4 foot difference, and at its minimum, is approximately a 2 foot difference. The span of wall proposed to be raised to 10 ft. is approximately 92 ft. in length. There is a deck in the neighbor's backyard, which, due to the elevation change, overlooks the backyard of subject property and is visible above the existing 8 ft. wall.

2. JUSTIFICATION FOR REQUEST

The requested modification is to provide privacy for both neighbors. Currently the fence and raised deck in the neighboring backyard are taller than the existing 8 ft. wall and are visible from the backyard.

3. PROJECT BENEFITS

The major benefits of raising the existing CMU wall to 10 ft. are that it will screen views and create privacy between neighboring lots, thus serving as an aesthetic improvement and increasing the property value. The wall addition will match the house and adjacent walls and structures and will blend to create a uniformity of space. The proposed height does not adversely impact the solar access of either properties.

Sincerely,
Kate Will

Senior Technician, Suding Design



ALL ACTIVITIES SUMMARY

127 CEDAR LN

MST2006-00169

R-SITE IMPROVMTS

Proposed 92 linear foot plaster wall along interior lot line and other site improvements for this sfr

<u>Activities:</u>	<u>Disp</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
<i>Proposed 92 linear foot plaster wall along interior lot line and other site improvements for this sfr</i>				
<u>Status:</u> Pending	DISP	Date 1	Date 2	Date 3
Application Received				03/28/06
ENV-MEA Prep-NO action req	DONE			03/28/06
MHO-Preliminary Plan Check Rev	OK	03/28/06		
10' high wall along interior lot line to compensate for grade change between westerly neighbor -				
(F) Print ALL Actions of Case				04/18/06
MHO-Hearing (New)	SCHE			04/26/06
PC-Tentative PC Hearing Date	SHO			04/26/06