



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 12, 2008
AGENDA DATE: June 18, 2008
PROJECT ADDRESS: 1125 Arbolado Road (MST2008-00204)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Maggi Walker, Planning Technician I

I. PROJECT DESCRIPTION

The 16,500 square foot project site is currently developed with a 3,067 square foot single family residence and a 465 square foot garage. The proposed project involves a request to replace an existing wooden retaining wall and wood lattice fence with a new concrete block retaining wall 68 feet 8 inches in length and 4 foot high and 3½ foot high wood fence resulting in a maximum height of 3½ feet above street grade. The discretionary application required for this project is a Modification to permit a retaining wall, fence and hedge to exceed three and one-half feet (3 ½') in height when located within ten-feet of a front lot line (SBMC § 28.87.170).

Date Application Accepted: May 19, 2008 Date Action Required: June 25, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jose L. Esparza	Property Owner:	Carlos Adame
Parcel Number:	019-242-002	Lot Area:	16,500
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	30% Slope
Adjacent Land Uses:			
	North – One-Family Residence		East – One-Family Residence
	South – One-Family Residence		West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,067 sf	No Change
Garage	465	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area:	16,500 sf
Building:	3,532 sf; 21.4%
Hardscape:	2,789 sf; 16.9%
Landscape:	10,516 sf; 63.7%

IV. DISCUSSION

The proposed project is to replace an existing wood plank retaining wall and 6 foot lattice fence combination with a new 4 foot concrete block retaining wall with a 3½ foot high wood fence on top. In addition there is an existing hedge that will be maintained at a height of no more than 3½ feet above street level. The retaining wall will be 68' 8" in length and a maximum of 4 feet above the footing set 1½ feet from the property line. The fence will be 68' 8" in length and a maximum of 3½ feet above street level at the front of a 16,500 sq. ft. parcel in the Hillside Design District. A retaining wall is required in this location in ordered to support the street. The existing lattice fence is located within the front setback and extends to a maximum height of 6 feet at the street level. The proposed new wall/fence combination will be in the same location as the existing wall and fence and will stand a maximum of 3½ feet above street level.

This project was reviewed by the Single Family Design Board (SFDB) on May 19, 2008. The SFDB continued the item indefinitely to the Staff Hearing Officer with the following comments: 1) Colors to match existing; 2) Project complies with Neighborhood Preservation Ordinance Guidelines; 3) Project may return for Staff Approval.

Staff Hearing Officer approval of a zoning modification for an overheight wall and hedge within 10 feet of the front property line is requested. Staff supports the replacement of the existing wood plank retaining wall and lattice fence with one which will exceed the maximum allowable height of 3½ feet for that location by acknowledging that, due to the grade difference between the street and site, the wall will not exceed the maximum allowable fence height of 3½ feet along the street frontage. Staff understands the height limit requirement is also related to safety and visibility for vehicles exiting onto the public right-of-way. Because the grade of the street is level with the top of the proposed retaining wall and the fence is no more than 3½ feet above street grade, the 7 foot wall will not impair visibility either for vehicles exiting from the driveway or for adjacent neighbors and, therefore, will not create public safety issues. As a condition of approval, the existing hedge, which is located along the front lot line, and which exceeds the maximum allowable height, must be reduced to 3 ½ feet in compliance with the ordinance. Staff does not support hedges in excess of 3½ feet on front lines for purposes of both aesthetics and safety. Further, the Transportation Department supports the modification because the height of the fence above street level will only be 3½ feet, with the retaining wall

completely below street level. Further, the existing driveway is relatively flat and does not slope up to the street, allowing for adequate visibility with the addition of the 3½ foot fence.

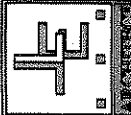
V. **RECOMMENDATION/FINDINGS**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement and that the project meets the purpose and intent of the ordinance because the retaining wall is necessary to support the grade and it does not pose safety or visual issues for the neighborhood.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 21, 2008
- C. SFDB Minutes dated May 19, 2008

Contact/Case Planner: Maggi Walker, Planning Technician I
(mwalker@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470



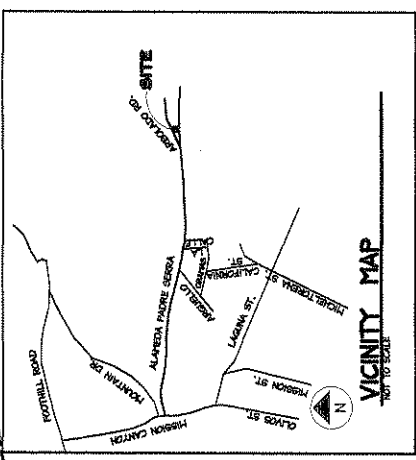
ARCHITECTURE
PLANNING
PRODUCT
MANAGEMENT

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2525 ANACAPA STREET
SANTA BARBARA
CALIFORNIA 93103
(805) 833-1900
FAX (805) 833-1801
www.jlesparza.com

ADAME RESIDENCE

CARLOS ADAME
125 ARBOLADO RD.
SANTA BARBARA, CA 93103
(805) 939-5811

NO.	REVISION	DATE
1	SITE PLAN	



PROJECT DATA

ADDRESS: 125 ARBOLADO RD.
A. P. N.: 19-242-02
ZONING: E-1
OCCUPANCY: R-3
CONST. TYPE: V-N
SLOPE: 3/8"

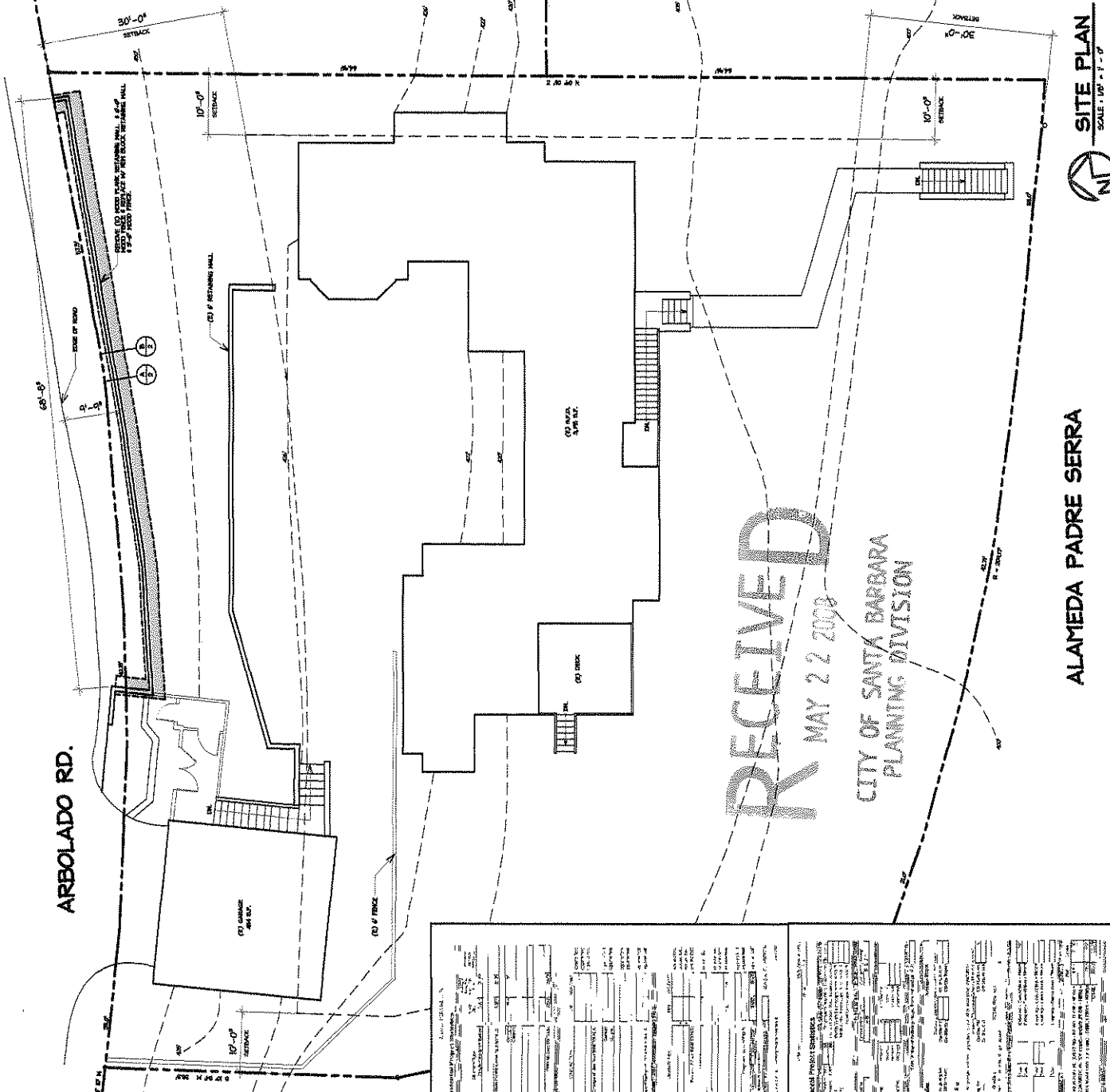
LOT AREA: 14,500 S.F.
(E) BLDG. AREA: 3,195 S.F. 19.2%
(E) DECK: 384 S.F. 2.3%
(E) GARAGE: 484 S.F. 2.9%
(E) 2-COVERED SPACES: 95 S.F. 0.6%
(E) PAVING: 1,509 S.F. 9.2%
(E) PATIO: 10,816 S.F. 65.7%

OWNER: CARLOS ADAME
125 ARBOLADO RD.
SANTA BARBARA, CA 93103
(805) 939-5811

SHEET INDEX

- 1 SITE PLAN
- 2 STRUCTURAL DETAILS & NOTES

SCOPE OF WORK:
REMOVE (E) 100% FENCE, RETAINING WALL (6'-2") & 2'-2" FENCE &
REPLACE W/ NEW BLOCK RETAINING WALL & 3'-0" FENCE.



SITE PLAN
SCALE: 1/8" = 1'-0"

ALAMEDA PADRE SERRA

EXHIBIT A

Approval stamp area containing project details, date, and official signatures.

DATE: 5/22/08

PROJECT: ADAME RESIDENCE

APPROVED: [Signature]

DATE: 5/22/08

PROJECT: ADAME RESIDENCE

APPROVED: [Signature]

Jose Luis Esparza, AIA
Architect

To: Modification Hearing Officer
630 Garden Street
City of Santa Barbara, CA 93101

Tel: (805) 564-5470

Fax: (805) 897-1904

Re: Mr. Carlos Adame
1125 Arbolado Road
Santa of Santa Barbara, CA 93103
APN: 019-242-002

Cc:

Date: May 21, 2008

Dear Officer,

The existing lot is a 16,500 s.f. lot that is 81.55 wide by 163'x163' deep. There is an existing 3,067 s.f. single family residence with a detached two car garage, 465 s.f. The lot has a 30% slope with Arbolado Road at the high end. There is an existing wood plank retaining wall with a 6' lattice fence that we are requesting be replaced with a block retaining wall and a 42" high wood fence. The new retaining wall and fence will be in the same place as the existing retaining wall and fence. The existing retaining and fence are n the front yard setback about 1'-6" from the property line and require a modification to be replaced. The retaining wall will be 4' maximum height from top of footing and 68'-8" long.

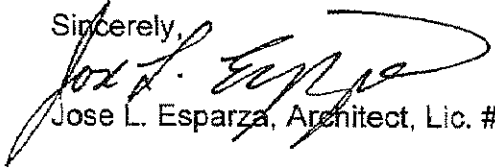
The proposed conversion and addition to garage will not require grading as follows:

Grading at retaining wall: Cut = 6.0 Yards
Fill = 0 Yards

Total import / export: Import = 0 Yards
Export = 6.0 Yards

The modification being requested is to replace an existing retaining wall that is in disrepair and replace the fence with a lower fence and to keep the hedge behind the fence. The new fence will be 42" max. height above street grade coming closer to meeting the intent of the fence ordinance. The existing hedge behind the fence is proposed to be maintained at a maximum height of 42" above the street level to match fence. It will also be a safer guardrail since the level inside the property is m 2' to 3' lower than the grade level at the street.

Sincerely,



Jose L. Esparza, Architect, Lic. #C 25132

232 Anacapa Street, Ste 2C, Santa Barbara CA 93101, Phone 805 883-1600 FAX 805 883-1601
Members: American Institute of Architects



**NOTICE OF PUBLIC HEARING OF THE
SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR
TO OWNERS OF PROPERTY WITHIN 300 FEET OR ONE OF
THE 20 CLOSEST LOTS TO A PROJECT**

This notice has been mailed to you because it has been determined that your property is either within 300 feet or one of the 20 closest lots to the project listed below. The Single Family Design Board (SFDB) will hold a public hearing at its Consent Calendar to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues regarding the subject property below:

1125 ARBOLADO RD

Application Number: MST2008-00204
Assessor Parcel Number: 019-242-002 Zone: E-1
Owner: ADAME TRUST 9/2/98

Project Description: **Proposal to replace an existing 68 foot long wood plank retaining wall and six foot tall wood fence with a new four foot concrete block retaining wall with a 3 foot 6 inch wood fence on top. The existing 3,679 square foot single-family residence and garage is located on a 16,500 square foot lot with 30% slope in the Hillside Design District. Staff Hearing Officer approval of a modification is requested to allow a wall and fence to exceed 3 1/2 feet in height within 10 feet of the front property line.**

Public comments will be allowed during review of the project by the SFDB. The SFDB is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Comments on private views and privacy issues are only partially within the SFDB's authority. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or by e-mail to SFDBSecretary@SantaBarbaraCA.gov.

This hearing is for design review only. You will receive another notice for the Staff Hearing Officer hearing. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact the SFDB Staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

If you, as an aggrieved party or applicant, disagree with the decision of the Single Family Design Board regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerks Office within ten calendar days of the Single Family Design Board decision.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

DATE & LOCATION:

Monday, May 19, 2008
11:00 A.M.* (SEE NOTE BELOW)
630 GARDEN STREET
DAVID GEBHARD PUBLIC MEETING ROOM

*NOTE: The regular Single Family Design Board Consent Calendar meeting begins at 11:00 a.m. Monday morning. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. The items are taken in the order shown on the agenda.

EXHIBIT C