



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 23, 2008
AGENDA DATE: July 30, 2008
PROJECT ADDRESS: 900 Block of Fellowship Road (MST2008-00185)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Zoning & Enforcement Supervisor
Michelle Bedard, Planning Technician

I. PROJECT DESCRIPTION

The project site is located on four parcels and has frontage on Fellowship Road, Fellowship Lane, and Kenwood Road. The proposed project involves the abatement of the enforcement case (ENF2008-00769) for the "as-built" fence replacement of the existing eight (8) foot chain link fence with a new eight (8) foot Sheppard's Hook fence along the front property line and within the first twenty (20) feet of a driveway surrounding the La Mesa Reservoir.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit a fence in excess of 3 ½' in height to be located along a front lot line and within the first twenty-feet (20') of a driveway (SBMC §28.87.170).

Date Application Accepted: July 18, 2008

Date Action Required: July 30, 2008

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: City of Santa Barbara	Property Owner: City of Santa Barbara
Parcel Number: 041-156-001,002,009, & 010	Lot Area: 41,980 s.f.
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: La Mesa Reservoir	Topography: Average of 14.5% slope
Adjacent Land Uses: North - Kenwood Road South - Fellowship Lane East - One-Family Residence West - Fellowship Road	

IV. DISCUSSION

The subject site is located in the E-1 single-family residential zone. The adjacent uses to the east include single-family residences. The property is currently owned by the City of Santa Barbara and contains La Mesa Reservoir, a City water facility. In an effort to provide protection and security for a City Water supply facility, the applicant is requesting a Modification to allow the three and one-half foot (3 ½') maximum fence height limit to be exceeded along the front lot line and within twenty (20) feet of the driveway. Although Modification requests for over height fences are difficult to support, the site visit revealed circumstances that may qualify this property for relief. The primary purpose for the proposed fence is security, health and safety of a City water supply facility. If the proposed fence is to comply with the height and distance requirements of the Zoning Ordinance (SBMC 28.87.170) the fence will not meet the primary security goals. First, provided that facilities, such as manholes, that need to be secured behind the fencing would not be within the proposed fenced area and therefore not secured. Second, with an overall average slope of 14.5 percent (of the four parcels combined), the existing grade change on-site may not provide a consistent and necessary height for the purpose of securing the site. Additionally the site is densely vegetated and may require some extensive vegetation removal in order for the proposed fence to meet the distance requirements. Finally, the proposed fence replaced the existing chain-link fence in the same location. No permits were located for this site to indicate that a building permit or modification was required for the original fence. A review by Transportation Staff revealed that there will be no visibility issues associated with the proposed location and height. The proposed project was reviewed by the Architectural Board of Review (ABR) on the Consent Calendar on April 28, 2008, where it was found that the proposed fence poses no adverse aesthetic impacts.

V. RECOMMENDATION/FINDING

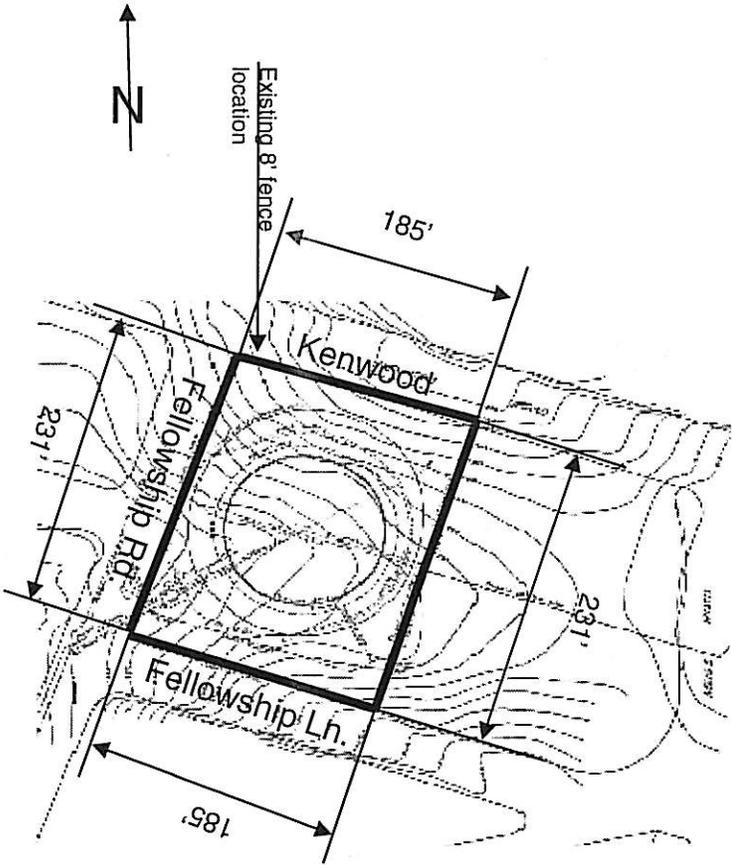
Staff recommends that the Staff Hearing Officer approve the request by making the findings that the Modification is necessary to secure an appropriate improvement of security fencing on a corner property, and is consistent with the purpose and intent of the Ordinance as the proposed fence does not constitute a visibility issue for vehicles or pedestrians.

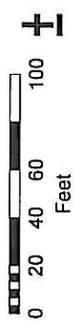
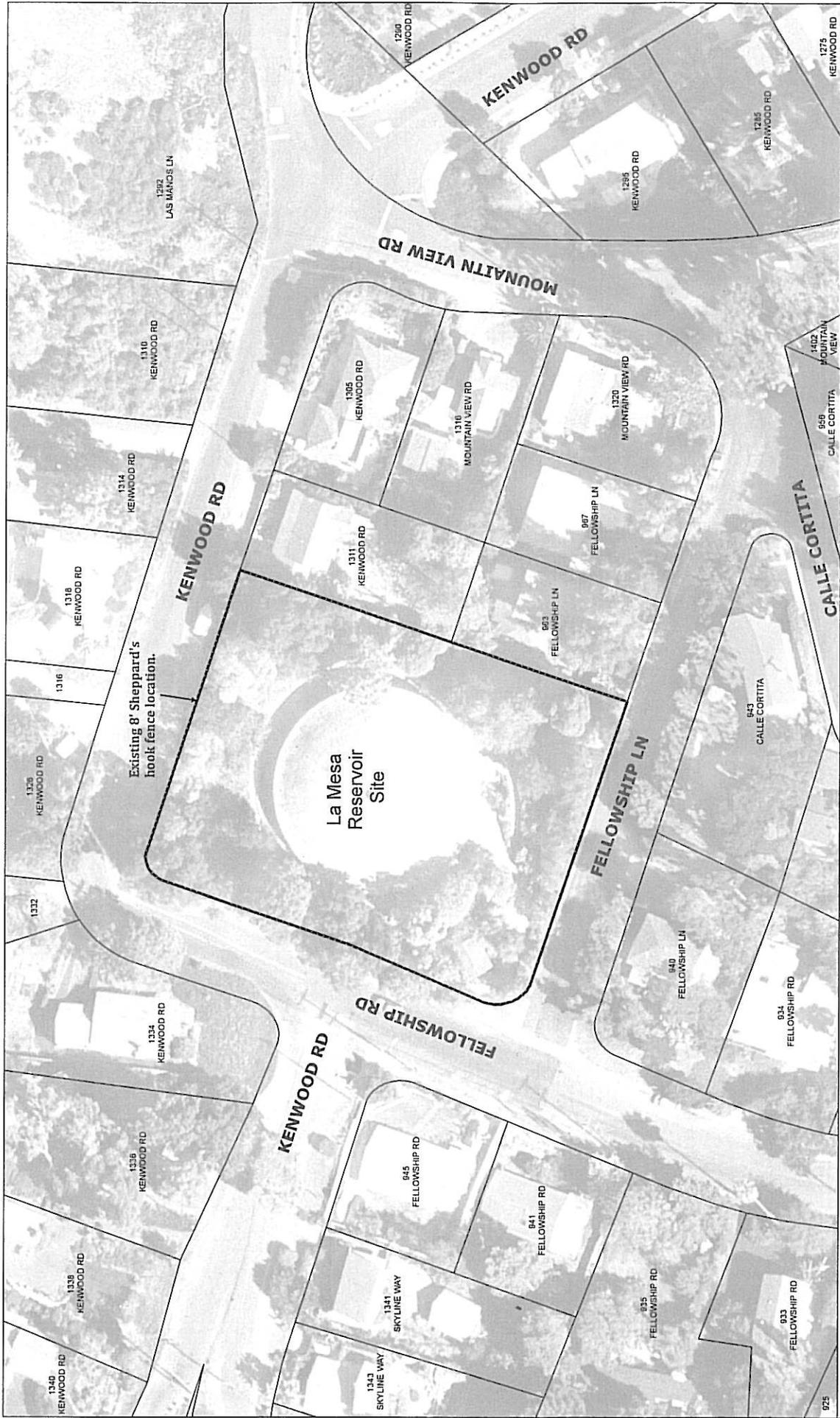
Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 28, 2008.

Contact/Case Planner: Michelle Bedard, Planning Technician
(MBedard@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

La Mesa Reservoir
Site Plan
Total Fence Length 832'





LA MESA RESERVOIR - Fence Modification





City of Santa Barbara
Public Works Department

Interoffice Memorandum

DATE: May 28, 2008
TO: Staff Hearing Officer:
FROM: Amanda Flesse, Project Engineer
SUBJECT: **Modification Request for La Mesa Reservoir at 950 Fellowship Rd.; 041-156-001, 002. 009, 010; Residential Zoning**

1. Existing and Proposed Conditions

The City of Santa Barbara's Water Department has replaced the existing chain link and barbwire fencing with the Sheppard's Hook fencing. The chain link fence was old and no longer was an adequate deterrent to keep non-personal out of the reservoir site. The City of Santa Barbara's Water Department is converting all of the facilities from the existing chain link fences to a standard Sheppard's Hook fencing. The Sheppard's Hook fence provides higher security and is more aesthetically pleasing as opposed to the chain link fencing. The Sheppard's Hook fence has been conditionally approved by ABR on consent 5/5/08.

2. Zoning Modification Request

A zoning variance is requested for the Sheppard's hook fencing around the La Mesa Reservoir site. The La Mesa Reservoir is currently located on 4 parcels all zoned residential. According to residential zoning requirement a proposed fence placement must be placed 10-feet back from the three street frontages and 20-feet back at the driveway location. The placement of the Sheppard's Hook fencing is the same as the pervious chain link fencing location.

The location of the fencing can not be revised to meet the residential zoning requirements because all of the onsite equipment that is required to be behind the fence. The existing maintenance building for the reservoir site is less than 20-feet from the existing driveway, and the waterlines and sewer lines are all located onsite. If the fence were to be moved to meet the residential requirement it would be located on top of existing water and sewer lines and the maintenance building will be located outside of the fence area. This does not meet the Homeland Security requirements set forth by the Federal Government; therefore, a zoning variance for the proposed fence location is being requested.

I have provided pictures to show the potential conflicts. If you have any question please feel free to contact me at 564-5424.

Sincerely,

A handwritten signature in black ink, appearing to read "Amanda Flesse".

Amanda Flesse