



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 8, 2009  
**AGENDA DATE:** July 15, 2009  
**PROJECT ADDRESS:** 30 Santa Ynez Street (MST2009-00230)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 1.52 acre site is currently developed with four condominium units. The proposed project involves the installation of a vehicular entry gate for the property. The discretionary application required for this project is a Modification to permit the gate to exceed the maximum allowable height of 3½' within the first 20' from the front lot line, when located within 10' of the driveway (SBMC §28.87.170).

Date Application Accepted: June 1, 2009

Date Action Required: September 1, 2009

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Maury Treman	Property Owner: Terrace Vista Villas HOA
Parcel Number: 015-330-003	Existing Use: Common Area
General Plan: 12 Units Per Acre	Zoning: E-1 PUD

### IV. ZONING ORDINANCE CONSISTENCY

Pursuant to Santa Barbara Municipal Code Section 28.87.170, no fence, screen, wall or hedge exceeding a height of three and one-half feet (3-1/2') shall be located within ten feet (10') of a front lot line or within ten feet of either side of a driveway for a distance of twenty feet (20') back from the front lot line.

**V. DISCUSSION**

The subject property is currently developed with a four-unit condominium complex. The complex is designed with the units clustered together in the middle of the lot with a driveway that surrounds the units and provides access to the parking in the rear. Access to the site is provided by an access road used only by those entering the complex. Due to site constraints associated with the design of the driveway, securing an entry gate at the required twenty-foot setback would be difficult. The applicant is requesting a Modification to install an entry gate at a distance of 10' back from the front lot line. The project was reviewed by Transportation Planning Staff whose position is that driveway gates are typically required to be located 20' back from front property lines to allow vehicles to pull completely off of the right-of-way while waiting for a gate to open. However, this property is located at the end of a public road, with no through traffic except for residents of the condominium development, and there is no existing sidewalk or cross street at this location. Therefore, Transportation Staff supports the project as designed. The project was also reviewed by the Architectural Board of Review (ABR) who commented that there will be no negative aesthetic impacts related to the proposed gate.

**VI. FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed height and location of the gate will secure the property without safety, visibility, or aesthetic impacts.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated June 1, 2009

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

Terrace Vista Villas Home Owners Association  
30 N. Santa Ynez Street  
Santa Barbara, California 93103-2841

June 1, 2009

City of Santa Barbara Planning and Zoning  
630 Garden Street  
Santa Barbara, California 93101

Subject: Modification request for 30 Santa Ynez Street, S.B. CA 93103  
APN#015 330 003

Dear Staff Hearing Officer:

Please be advised that in the Terrace Vista Villas Home Owners' Association seeks to install a vehicular gate at the end of the access road and 10 feet within the property line and at the entrance to the private road surrounding the complex. The HOA determined that, due to the physical restrictions of the site, a vehicular gate that rose vertically from the paving was most applicable. Even though the gate opens vertically, we find that the site restrictions prohibit positioning the gate at least 20 feet from the property line, because the road that encircles our condominium complex forks at just 10 feet from the property line. Accordingly, we hereby submit the attached Installation layout plan for vehicular gate placed at 10 feet from the property line.

Due to the fact that the access road that connects our circular road to Salinas Place is used only by those traveling to or from our complex, this road provides space within which cars can stop to wait for the gate to open, without impeding traffic on any city thoroughfare.

Thus Terrace Vista Villas HOA seeks a modification allowing placement of the vehicular gate within 10 feet of the property line, rather than at least 20 feet required by City regulations. Please note that this request was seen as reasonable under existing circumstances, when reviewed at ABR's consent calendar.

Thank you for consideration of this request. All questions and contact should be directed to resident-representative, Maury Treman, at **(805) 570-7142**.

Sincerely,



Maury P. Treman