



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 29, 2009
AGENDA DATE: November 4, 2009
PROJECT ADDRESS: 1565 Franceschi (MST2009-00164)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 22,000 square foot project site is currently undergoing site improvements. As a part of the proposed exterior changes, site walls and a pedestrian gate will be added to the existing vehicle entry gate and pillars. The discretionary application required for this project is a Modification to permit a portion of the site walls to exceed the maximum allowable height of 3 ½ feet when located within ten feet of the front lot line or within the first twenty feet along the driveway (SBMC §28.87.170).

Date Application Accepted: September 29, 2009 Date Action Required: December 29, 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:	Kirk Gradin	Property Owner:	Robert Zorich
Parcel Number:	019-101-012	Lot Area:	22,000 sf
General Plan:	Open Space	Zoning:	A-1
Existing Use:	One Family Residence	Topography:	31% Slope

Adjacent Land Uses:

North – Franceschi Road
 South – Franceschi Park

East - Franceschi Park
 West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,493 sf	3,493 sf
Garage	750 sf	750 sf

IV. DISCUSSION

The subject property is currently undergoing a major remodel. As part of the proposed site improvements, stucco wing walls are being added to both sides of the existing entry gate. Recently submitted documentation appears to indicate that a portion of the existing entry gate may have been constructed within 10' of the front lot line, where the height is limited to 3 ½'. This Modification approval would allow the existing gate, entry pillar, and proposed wing wall, which will vary in height between 2 -7', to be located within ten-feet of the front lot line. Due to the configuration and angle of the driveway, the height will not create visual obstructions when exiting onto the right-of-way. The project has been reviewed by both the Single Family Design Board and Transportation Planning Staff and is supported as designed.

V. 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 site wall is appropriate because it results in minimal exterior change, and does not result in visibility or safety issues for the community.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 28, 2009
- C. SFDB Minutes

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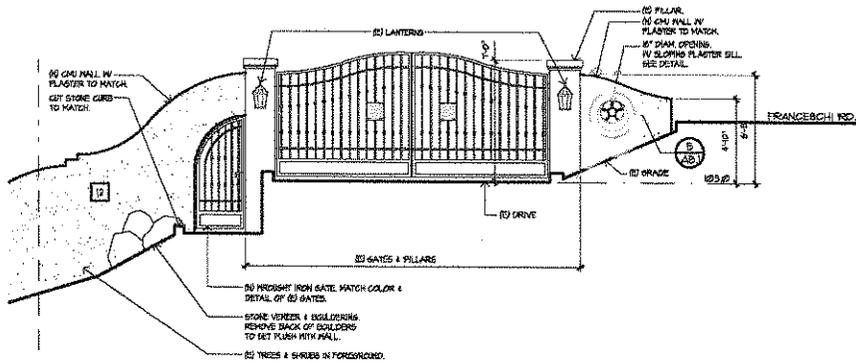
9/28/2009

Re: **Zorich Site Wall**
1565 Franceschi Road
Santa Barbara, CA

Dear Staff Hearing Officer and City Staff—

The portion of this project, which requires a modification, is a short section of wall next to the current front gate. Because this little wall is less than 10' from the front property line and less than 20' from the driveway and exceeds a height of 3'-6", it violates an ordinance established to maintain street visibility when vehicles are entering or exiting the driveway. In this case, because of the obliqueness of the driveway and the height of the street in relation to the driveway, no impairment of visibility is occurring.

To better illustrate the portion of the wall that requires a modification I am providing a drawing of the wall as viewed from the driveway. The portion that is highlighted is the portion requiring a modification.



Many thanks,

Kirk B. Gradin, Principal
Banyan Architects
564-4423

SFDB CONSENT CALENDAR MINUTES
SEPTEMBER 28, 2009

C. 1565 FRANCESCHI RD

A-1 Zone

Assessor's Parcel Number: 019-101-012
Application Number: MST2009-00164
Owner: Robert Zorich
Architect: Kirk Gradin

(Review After Final to add site walls adjacent to the driveway gate of the existing single-family residence. A small portion of the wall requires Staff Hearing Officer approval of a modification to exceed 3.5 feet in height within 10 feet of the front of the property. The approved project includes 1,037 square feet of new patio area, 1,523 linear feet of retaining walls, a spa, and 85 cubic yards of fill grading. The project is located on a 22,000 square foot lot in the Hillside Design District.)

(Review After Final to add site walls adjacent to driveway gate. Comments only; project requires Staff Hearing Officer approval of a Modification.)

Continued indefinitely to the Staff Hearing Officer with comments: 1) The encroachment is supportable. 2) The flanking wall and detail are appropriate to the architecture. 3) The project may return to Staff for administrative approval of Review after Final.