



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 031-12
414 E. ALAMAR AVENUE
MODIFICATIONS
AUGUST 8, 2012

**APPLICATION OF JUNE PUJO, AGENT FOR PATRICIA FIEDLER HAHN TRUST,
414 E. ALAMAR AVENUE, APN 053-201-015, E-3 SINGLE FAMILY RESIDENTIAL ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2011-00183)**

Proposal for as-built revisions to an approved garden /privacy wall and entry pillars with a height of up to 6.5 feet. The discretionary application required for this project is a Modification to allow a wall and pillars to exceed 3.5 feet within 10 feet of the side of a driveway when located within 20 feet of the front property line (SBMC §28.87.170 & §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 1, 2012.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the Modification making the findings and determinations that it is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garden wall, pillars and entry gate is appropriate because only a small portion of the wall exceeds the allowable height and is angled in such a way that it does not block a driver's view of pedestrians on the sidewalk or oncoming traffic, consistent with purpose and intent of the height requirements for fences and walls in this location.
- II. Said approval is subject to the condition that the vegetation in front of the wall, within ten feet of the front property line and within ten feet of the driveway for a distance of 20 feet back from the front property line, shall be a variety that does not exceed 3½ feet in height at maturity. Vegetation in this area shall be trimmed and maintained to not exceed 3½ feet in height.

