



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 25, 2012  
**AGENDA DATE:** May 2, 2012  
**PROJECT ADDRESS:** 3050 Sea Cliff Road (MST2012-00092)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Daniel Gullett, Associate Planner *DG*

### I. PROJECT DESCRIPTION

The project site is being developed with an 8,331 square foot single-family residence that is currently under construction. The proposed project is for a new call box and alterations to an existing six-foot tall, stucco wall located along the front property line. Alterations include adding eight new stone columns, adding a stone cap along the entire length of the wall, and adding a six-foot six-inch tall wood pedestrian gate and a six-foot tall wood pedestrian gate. The alterations result in an increase in wall height by approximately ten inches at the locations of the new columns.

The discretionary application required for this project is a Modification to allow the call box and proposed wall changes and gates to exceed 3.5 feet in height within ten feet of the front lot line and within ten feet of the driveway for a distance of 20 feet back from the front lot line (SBMC §28.87.170 & 28.92.110).

Date Application Accepted: March 26, 2012

Date Action Required: June 22, 2012

### II. RECOMMENDATION

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

### III. SITE INFORMATION

Applicant:	Suzanne Elledge Planning & Permitting Services	Property Owner:	Mark & Cathy Zoradi
Parcel Number:	047-091-007	Lot Area:	51,870 sq. ft.
General Plan:	Low Density Residential	Zoning:	A-1/SD-3
Existing Use:	Single Family Residence	Topography:	30% slope

Adjacent Land Uses:

North – Single Family Residence  
South – Cliff Drive

East - Single Family Residence  
West – Single Family Residence

**IV. DISCUSSION**

The project site is currently being redeveloped with a new 8,331 square foot single-family residence. In 1999, a six-foot tall site wall and associated electric vehicle gate were permitted along the front of the property. At that time, it was not uncommon for staff to treat private streets and driveways the same in terms of setback requirements; therefore, the setback of the existing wall and gate were measured from the property line rather than the edge of street right-of-way. As a result, the wall and gate are nonconforming to the current ordinance, which requires at least a ten-foot setback from the edge of private street right-of-way.

The proposed project involves installation of a new call box near the driveway and alterations to the existing six-foot tall, stucco wall located along the front property line. Alterations to the wall include adding eight new stone columns, adding a four-inch thick stone cap along the entire length of the wall, and installing two pedestrian gates in excess of 42" in height. Approval of a Modification is required to allow the new call box and proposed alterations to the nonconforming wall within ten feet of the front lot line and within ten feet of either side of a driveway for a distance of 20 feet back from the front lot line.

**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 decorative treatments to the existing stucco wall, including the stone cap and columns, are minimal in height and width and will not cause a visibility issue for pedestrians or motorists. The proposed pedestrian gates, although over-height for their location, are no taller than the existing, nonconforming wall, and will not further obstruct visibility in the cul-de-sac. Similarly, the security call box would be located in a driveway at the end of a cul-de-sac and will not cause a visual obstruction for vehicles entering or exiting the site or the adjacent driveway.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 26, 2012

Contact/Case Planner: Daniel Gullett, Associate Planner  
(dgullett@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x4550

S U Z A N N E  E L L E D G E  
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS  
SUZANNE ELLEDGE • LAUREL F. PEREZ

26 March 2012

Staff Hearing Officer  
Planning Division  
Community Development Department  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

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CITY OF SANTA BARBARA  
PLANNING DIVISION

RE: 3050 Sea Cliff Drive- MST2012-0092 – Project Description Letter for Zoning Modification

Dear Staff Hearing Officer:

On behalf of the applicant, Mark and Cathy Zoradi, we are pleased to provide the following project description of 3050 Sea Cliff Drive, in the City of Santa Barbara. The subject property includes a nearly completed 4,800 square foot single family residence, a detached two-car garage and a swimming pool approved by the Single Family Design Board on April 27, 2009. The 1.1 acre (47,916 gross square foot) property is located in the A-1/SD-3 (One Family Residence Zone) (Special District – 3 Coastal Zone), and has a General Plan Designation of One Residential Unit per Acre.

The property also contains an existing six-foot high stucco wall along the property frontage on the edge of the right-of-way road easement. The wall measures approximately 130 linear feet and was permitted in 1999 – please see attached permit record. The proposed project involves adding a 4" stone cap on top of the existing 6 foot wall, incorporation of stone columns into the wall, two pedestrian entry gates from the street onto the property, and an upgraded call box at the side of the existing driveway. The maximum column height will be 6' 10". The improvements require a zoning modification to allow a structure to exceed 3 ½ feet in the front yard setback. In this case, the setback is measured from the interior easement/right of way, as this portion of Sea Cliff is a private road and the property line occurs in the centerline of the street.

#### Modification Justifications

The justifications for the modification request include the following:

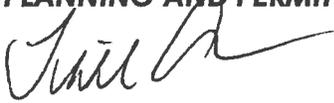
- The wall is located at the end of a private road that terminates in a cul-de-sac in an area of low traffic volume.
- Transportation operations staff reviewed the proposal and indicated that there would not be an impact on traffic visibility.

- The proposed wall design is compatible with the design of the new residence.
- The project received positive review from the Single Family Design Board on March 19, 2012.

This concludes our project description for 3050 Sea Cliff Drive in the City of Santa Barbara. Should you have any questions or require additional information, please do not hesitate to contact me at 966-2758.

Sincerely,

**SUZANNE ELLEDGE**  
**PLANNING AND PERMITTING SERVICES, INC.**

A handwritten signature in black ink, appearing to read "Trish Allen", written over the printed name.

Trish Allen, AICP  
Senior Planner