



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 051-13  
3232 CAMPANIL DRIVE  
MODIFICATION  
SEPTEMBER 4, 2013

**APPLICATION OF STACY FAUSSETT LANDSCAPE ARCHITECT FOR COMPTON FAMILY TRUST, 3232 CAMPANIL DRIVE, APN: 047-102-028, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 DU/ACRE (MST2012-00469)**

Proposal for the construction of a new vehicular entry gate, pillars and site walls, located on a 38,049 square foot property to be developed with a new, two-story, single-family residence. An application was approved by the Single Family Design Board on February 25, 2013, to demolish the existing residence and site improvements, and construct a new, 6,864 square foot, two-story, single-family residence, including an attached three-car garage.

The discretionary application required for this project is a Fence Height Modification to allow one of the entry pillars and a portion of the gate to exceed 42 inches in height when located within 20 feet of the front property line and within 10 feet of either side of a driveway. (SBMC § 28.87.170 and SBMC § 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:

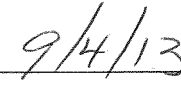
1. Staff Report with Attachments, August 15, 2013.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA.

- I. **NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer approved the subject application making the finding and determination that the Fence Height Modification to allow a portion of the vehicle gate and one entry pillar to exceed the maximum allowable height of 3.5 feet within ten feet of the driveway for a distance of twenty feet back from the front lot line is consistent with the purposes and intent of the Zoning Ordinance, and is not anticipated to adversely impact the adjacent neighbors. The increased height is not anticipated to adversely impact adjacent neighbors or the street and will not diminish visibility along the street frontage or for drivers of vehicles entering or exiting the property.

This motion was passed and adopted on the 4<sup>th</sup> day of September, 2013 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary

  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Single Family Design Board (SFDB) approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
  - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
    - i. an Issuance of a Certificate of Occupancy for the use, or;
    - ii. one (1) year from granting the approval.