



City of Santa Barbara
 Planning Division

Memorandum

DATE: February 14, 2013
TO: Staff Hearing Officer
FROM: Suzanne Riegle, Assistant Planner *SR*
SUBJECT: 1035 Cima Linda Lane (MST2012-00344)

On February 6, 2013, the Staff Hearing Officer (SHO) reviewed an application for the proposed project involving the installation of two, 5-foot tall vehicle access gates and a 5'-6" tall pedestrian access gate to be located between existing 3.5-foot tall stucco columns and site walls along the front of the property. The discretionary application required for the project is a Modification to allow the gates to exceed the maximum allowable height of 3.5 feet when located within ten feet of the front property line or ten feet of either side of a driveway for a distance of twenty feet back from the front property line. (SBMC § 28.87.170 and SBMC § 28.92.110). The SHO reviewed the project and indicated that the findings for the Modification could not be made for the gates as proposed, and continued the project two weeks to allow the applicant to consider relocating the gates to a minimum distance of 20 feet from the edge of pavement.

The applicant has revised the plan to reflect the requested change in location and, as a result, the proposed gates heights have increased. The proposed project now involves two, 6-foot tall vehicle access gates and a 5'-6" tall pedestrian access gates to be located 20 feet from the edge of the traveled right-of-way, between existing 3.5-foot tall stucco columns and site walls along the front of the property. The relocation of the gates will require the addition of six columns and associated walls between the existing and proposed columns.

Recommendation

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

Finding

The Staff Hearing Officer finds that the Modification to allow two vehicle and one pedestrian gate to exceed the maximum allowable height of 3.5 feet within ten feet of the front lot line and adjacent to the driveway is consistent with the purposes and intent of the Zoning Ordinance, and is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The vehicular gates shall open inward, onto the private property, and be remote actuated.
2. All existing and proposed hedges on the site shall be maintained in compliance with SBMC § 28.87.170.
3. A note shall be added to the plans submitted for a building permit that reads, "No parking or storage is allowed within the required 30-foot front setback."

Exhibits:

- A. Revised Site plan received February 12, 2013
- B. Staff Hearing Officer Minutes dated February 6, 2013

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF SAM MAPHIS, AGENT FOR PETER T. SADOWSKI AND DENISE DECKER, 1035 CIMA LINDA LANE, APN 015-202-004, A-2 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00344)

The 1.3 acre site is currently developed with a 6,177 square-foot, one-story, single-family residence with an attached three-car garage and a 500 square-foot, detached accessory building. The proposed project involves the installation of two, 5-foot tall vehicle access gates and a 5'-6" tall pedestrian access gate to be located between existing 3.5-foot tall stucco columns and site walls along the front of the property. The discretionary application required for this project is a Modification to allow the gates to exceed the maximum allowable height of 3.5 feet when located within ten feet of the front property line or ten feet of either side of a driveway for a distance of twenty feet back from the front property line. (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 Sections 15301 (Existing Facilities) and 15305 (Minor Land Use Limitations).

Present: Sam Maphis, Agent.

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Ms. Reardon stated that she had concerns regarding the supportability of the proposed location of the over-height gates. The applicant requested a continuance to study the location and height of the proposed gates.

Continued two weeks to the February 20, 2013 hearing to allow the applicant and owners to reassess the requested modification.