



City of Santa Barbara California

STAFF HEARING OFFICER REVISED STAFF REPORT

REPORT DATE: August 29, 2013
AGENDA DATE: September 4, 2013
PROJECT ADDRESS: 3232 Campanil Drive (MST2012-00469)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Suzanne Riegler, Assistant Planner

I. PROJECT DESCRIPTION

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)

Date Application Accepted: 7/15/13

Date Action Required: 10/13/13

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer ~~deny~~ approve the project as proposed.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Stacy Faussett

Property Owner: Compton Family Trust

Parcel Number: 047-102-028

Lot Area: 38,049 sq. ft.

General Plan: Low Density Residential 1 du/acre

Zoning: A-1

Existing Use: Residential

Topography: 23 % avg. slope

Adjacent Land Uses: Residential

IV. DISCUSSION

The 38,049 square foot lot is to be developed with a new, 6,864 square foot, two-story, single-family residence, including an attached three-car garage. An application for building permit (BLD2013-01272) was submitted on June 13, 2013 for the work outlined in the approved project. The current proposal is to install a vehicular entry gate and pillars along the driveway. The requested Fence Height Modification is to allow a vehicular gate and a pillar exceeding the allowed 3'-6" height to be installed less than twenty feet from the front property line and within 10' of the side of the driveway.

The proposed driveway for the new residence has been designed to reduce the overall slope of the driveway and meanders uphill to the garage and guest parking areas. Due to the topography of the site and the slope of the driveway, the applicant is requesting a modification to allow one of the two entry pillars and small portion of the gate to be located twenty-feet from the traveled right-of-way (edge of pavement) instead of the front property line. This location is the most appropriate because the cross slope of the driveway provides a relatively flat area at this location that will allow the gate to be perpendicular to the proposed driveway. The proposed gate will retract towards the uphill side of the driveway and when open will be located outside of the required setbacks to allow vehicles to enter the property.

Transportation Division Staff have reviewed the plans and stated that the location of the proposed gates could be supported if it is actuated by a remote control. The proposed gate was placed on the Single Family Design Board Consent Calendar as a Review After Final change to the approved project on August 5, 2013. The SFDB Consent Reviewer stated that the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings. Further, the gate/wall design is compatible with the style of the residence. Suggestions included reducing the height of the pillars and gate proportionately to reduce the mass, bulk and scale. The applicant revised to the plans to reflect the direction of the SFDB prior to submitting plans for the Modification request. Staff recommends approval of the modification to allow the entry pillar and gate to exceed. The increased height is not anticipated to adversely impact adjacent neighbors or the street, and will not diminish visibility along the street frontage.

V. FINDING

The Staff Hearing Officer finds that the Modification to allow the vehicle gate and entry pillar to exceed the maximum allowable height of 3.5 feet within twenty 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. 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.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated January 15, 2013
- C. SFDB Minutes dated August 5, 2013

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
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Phone: (805) 564-5470 x 2687

Stacy A. Fausset
163 Nob Hill Lane, Ventura, CA 93003
805-340-7595

RECEIVED
JUL 15 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

July 15, 2013

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

**Re: Modification Request for 3232 Campanil Drive Santa Barbara, CA 93109; APN: 047-102-028;
Land Use Zone: A-1**

Dear Staff Hearing Officer:

This is a previously final approved project with the exception of the proposed automobile entry gate location. Currently there is an existing entry driveway with an average slope of 20.2% with areas exceeding 22% slope. The current driveway has no automobile entry gate. The proposed driveway has reduced the slope with an average of 17% with a range of 16-20% slope. The gate is proposed to be located within the 25' setback due to existing slope conditions for a safe approach from the street. The proposal is to have the entry gate be 20' from the face of curb of the public right of way.

The modification being requested is to allow the automobile entry gate to be setback 20' from the face of curb of the public right of way instead of the 25' setback from the property line. The modification would minimize site disturbance of the existing slope while maintaining a safe and more manageable entry and exit from the property.

The major benefits of having the proposed automobile entry gate located as proposed are: That it eliminates additional site disturbance in the entry drive area, while it creates a safer entry and exit from the property to the street; prevents the need to re-grade the entire slope rather renovating the existing condition for a safer and lesser slope.

Sincerely,



Stacy A. Fausset

EXHIBIT B



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, August 5, 2013

630 Garden Street: David Gebhard Public Meeting Room

11:00 A.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Architecture Representative)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
ROSA ROGERS O'REILLY, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: **Brian Miller and Lisa James.**

Staff present: **Michelle Bedard.**

REVIEW AFTER FINAL

A. 3232 CAMPANIL DR **A-1 Zone**

Assessor's Parcel Number: 047-102-028
Application Number: MST2012-00469
Owner: Compton Family Trust
Architect: Jeffrey Berkus
Contractor: Young Construction
Landscape Architect: S.A. Fausset-Landscape Architect, Inc

(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. The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the new site improvements to exceed the maximum 42-inch height requirement, located within 20-feet of the front property line. 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.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing Officer with comments:

- 1) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.
- 2) The gate/wall design is compatible with the style of the residence; suggestions include reducing the

EXHIBIT C

- height of the pillars and gate proportionately to reduce the mass, bulk and scale.
- 3) Provide details and light fixture specifications.
 - 4) Provide a color board.