

2024-03-13.SITE PLANS

PROJECT DATA

903 WEST MISSION STREET
PARCEL# 043-113-009
SINGLE FAMILY RESIDENCE
LOT SQ FT = 4791
FLOOR AREA = 1432 SQ FT
SLOPE = 0
NEW+REPLACED FENCE

APPLICABLE CODE

SBMC §28.87.170.C.4 and D.4, the height and location of fences, screens, walls, or hedges located within the required "Intersection Sight Distance" (see Figure 13) shall be evaluated by Public Works Staff on a case-by-case basis.

SBMC §28.87.170.E, the following minor exceptions to the subject standards may be considered for approval administratively by the Community Development Director or Public Works Director (or the Directors' designee), if the necessary findings are made.

Exceptions to Height Limits

Due to variations in lot size, configuration, and topography (both on- and off-site), flexibility in the height of fences, screens, walls or hedges may be warranted to allow an improvement similar to that enjoyed by other properties in the neighborhood.

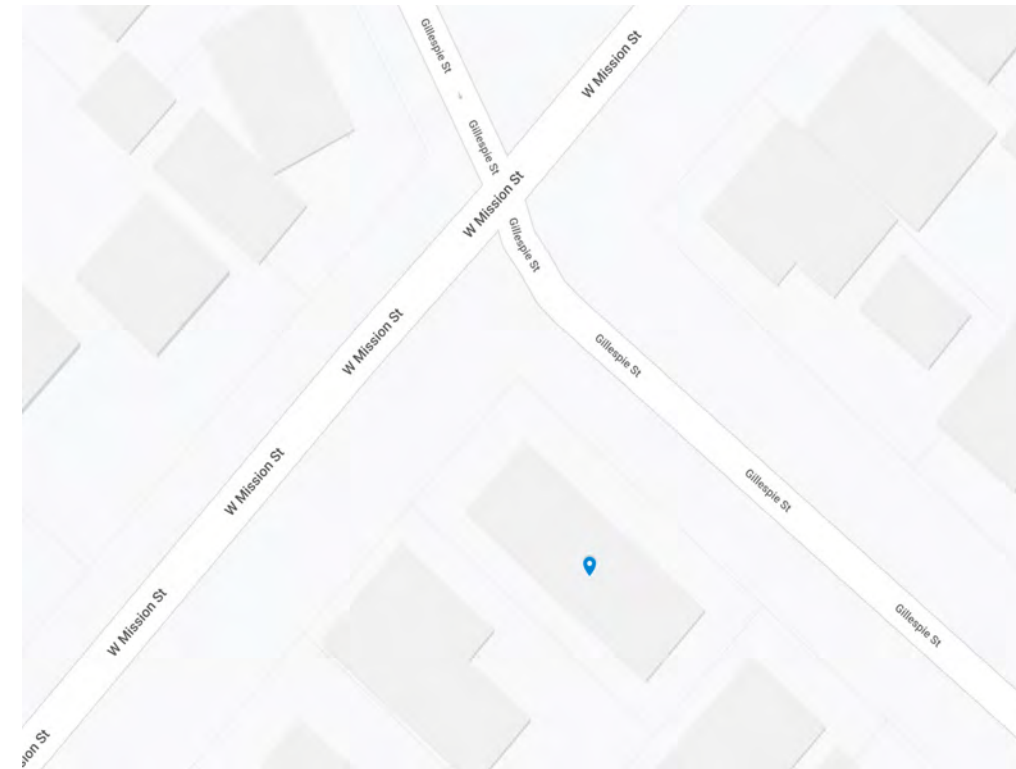
SBMC §28.92.110, within ten feet (10') of a front lot line, fences and walls are limited to three and one-half feet (3 ½') in height, and screens and hedges are limited to eight feet (8'). A fence, screen, wall or hedge, or combination thereof, may, upon granting Administrative approval, exceed this height limit by no more than four feet (4').

Municipal Code (SBMC §22.69.020.C.8) requires review and approval by the Single Family Design Board for walls, fences or gates greater than 3 ½' in height within front yards.

Factors that may typically warrant special consideration and a possible exception include, but are not limited to, the following: City of Santa Barbara Fences, Screens, Walls and Hedges Guidelines:

- A desire/need to secure a secondary front yard
- A desire/need to buffer noise from a busy street

VICINITY MAP



SCOPE OF WORK

MISSION STREET FENCE (AS BUILT) (CORNER LOT)
Replace aged wooden picket fence with modern 6' aluminum fence posts, lpe wood slats and frosted tempered glass panels inset every 4' to create a zig-zag outdoor private area and sound buffer for the bedrooms adjacent to the recently added 4-way stop

SCOPE OF REVISION

A code modification is required for the installation of a 6' fence on the property line along the 2nd front yard 10' setback. The home currently has no privacy for the two bedroom that face Gillespie and no private or secure outdoor space for children or pets.

SHEET LIST

- 00 TITLE SHEET
- 01 SITE PLAN TOP
- 02 SITE PLAN 3D
- 04 PROJECT PHOTOS - WIP

VIOLATION

City of Santa Barbara
Community Development Department
www.santabarbaraCA.gov

**NOTICE OF VIOLATION
WARNING LETTER**
BUILDING AND SAFETY

Date: 1/10/2024

Clark James and Erin Steed
809 Margo St
Santa Barbara, CA 93109

VIA EMAIL

SUBJECT: 903 W. Mission St, Santa Barbara CA 93101
APN: 043-113-009
ENFORCEMENT CASE NUMBER: EN2023-00624

Date: Property Owner(s)

Property records indicate that you are the owner(s) and/or tenants of the above referenced parcel. On 1/9/2024, Senior Code Compliance Officer John Wolkawski and I inspected the subject property in response to a complaint received by our office and discovered a several violation(s) of the Santa Barbara Municipal Code, described below.

The purpose of this notice is to inform you of the violation(s) on the subject property, to give you a reasonable timeframe to abate the violation(s), and to inform you of the consequences of not abating the violation(s) or repeating the violation(s).

DESCRIPTION, REMEDY & FINAL ABATEMENT DATE OF VIOLATIONS:

Please be advised that the below items are in violation of the Santa Barbara Municipal Code and/or the California Code(s): SBMC 22.04.016, SBMC 22.04.020(1)(2)

1. **Violation: Fences in excess of permit exempt height (3.5 feet) being built at side yard.**

Corrective Actions and Abatement Date: Obtain a building permit to legalize or demo the fencing. Deadline to submit a building permit application and plans: **February 19, 2024**. Once the permit is issued, complete all work, and obtain an approved final inspection by the City's Building Department.

Violation shall be abated by the dates set for each violation as shown above.

Should you find the time to submit a building permit application and plans, when possible, please contact me to discuss the dates.

CONSEQUENCE FOR NOT ABATING BY THE VIOLATION
If the violation(s) are not corrected by the Abatement Date(s), the First Administrative Citation will be imposed. The amount of the Citation will be \$100 per violation that still exists after the abatement date. If the violation(s) continue, additional Administrative Citations will be imposed, with the fine amount increasing to a maximum of \$250 per violation per day, for as long as the violation(s) continue, with the possibility of referral to the City Attorney's Office for criminal prosecution.

VIOLATION ABATEMENT AND CASE CLOSURE
Please advise me once you have abated the violation(s). Once we have verified that the violation(s) have been abated, we will close this enforcement case.

QUESTIONS & CONCERNS
The City's intent with enforcement is to achieve compliance with the Municipal Codes and Building Codes. As the Compliance Officer assigned to this case, I would like to assist you in resolving this matter. Please email me at ClarkJames@SantaBarbaraCA.gov, or call me directly at (805) 564-5478, Ext 4549 (between the hours of 8:30 and 4:30 p.m., Monday through Thursday and every other Friday. The City appreciates your cooperation.

ADDITIONAL CONTACT INFORMATION
Our offices are closed every other Friday. Please go to www.santabarbaraCA.gov/for-legal-counsel or www.santabarbaraCA.gov/for-legal-counsel. For plans substantial and permit issuance requirements please call (805) 564-5485 between the hours of 7:30 and 4:30 p.m., Monday through Friday (except on closed weekdays). The Community Development public counters are located at 430 Garden Street.

Sincerely,

Celia Lemus
Code Compliance Officer

For violations that require a building permit, please see below:

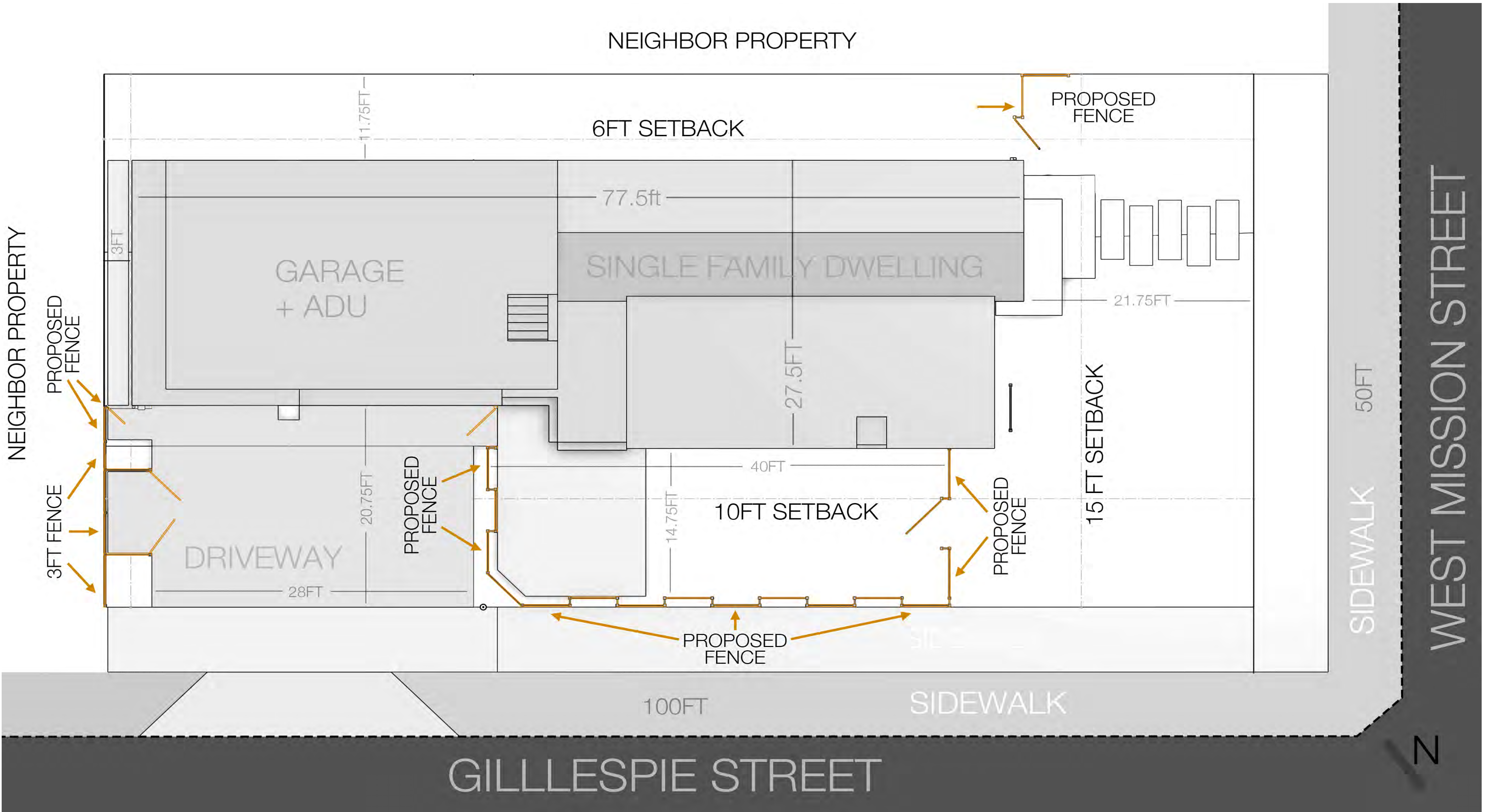
1. Consult with the Planning and Zoning to verify that alterations do not trigger design review of any kind. Contact Planning and Zoning Department by email at https://www.PlanningZoning@SantaBarbaraCA.gov or by phone at (805) 564-5378.
2. When approved by the Planning and Zoning to proceed, prepare and submit a complete application for the building permit(s) that are required to legalize the violations found during the inspection. Applications for a building permit can be made online at <https://permits.santabarbara.gov/How>.

Appeal Rights
Any party aggrieved by the decision of the City's Chief Building Official including but not limited to decisions or determinations made relative to the application and interpretation of the technical codes, and the refusal, suspension, revoking, or non-renewal of a license or permit, may appeal such decision to the Building and Fire Code Board of Appeals by obtaining an appeal form on the internet at <https://www.santabarbara.gov/for-legal-counsel> or from the City Building & Safety office. You are required to submit the appeal form within ten (10) days from the date of the notice in order for your appeal to be heard by the Building and Fire Code Board of Appeals. The completed appeal form must be delivered, by hand or postage mail, to the City's Building & Safety office located at 430 Garden St., Santa Barbara, CA 93101. The completed appeal form may also be emailed to: https://www.santabarbara.gov/for-legal-counsel. For information regarding the appeals process, please refer to Santa Barbara Municipal Code Section 22.04.020 or contact the Community Development Department at (805) 564-5352. For information on the Building and Fire Code Board of Appeals, please visit the following website: <https://www.santabarbara.gov/for-legal-counsel>.

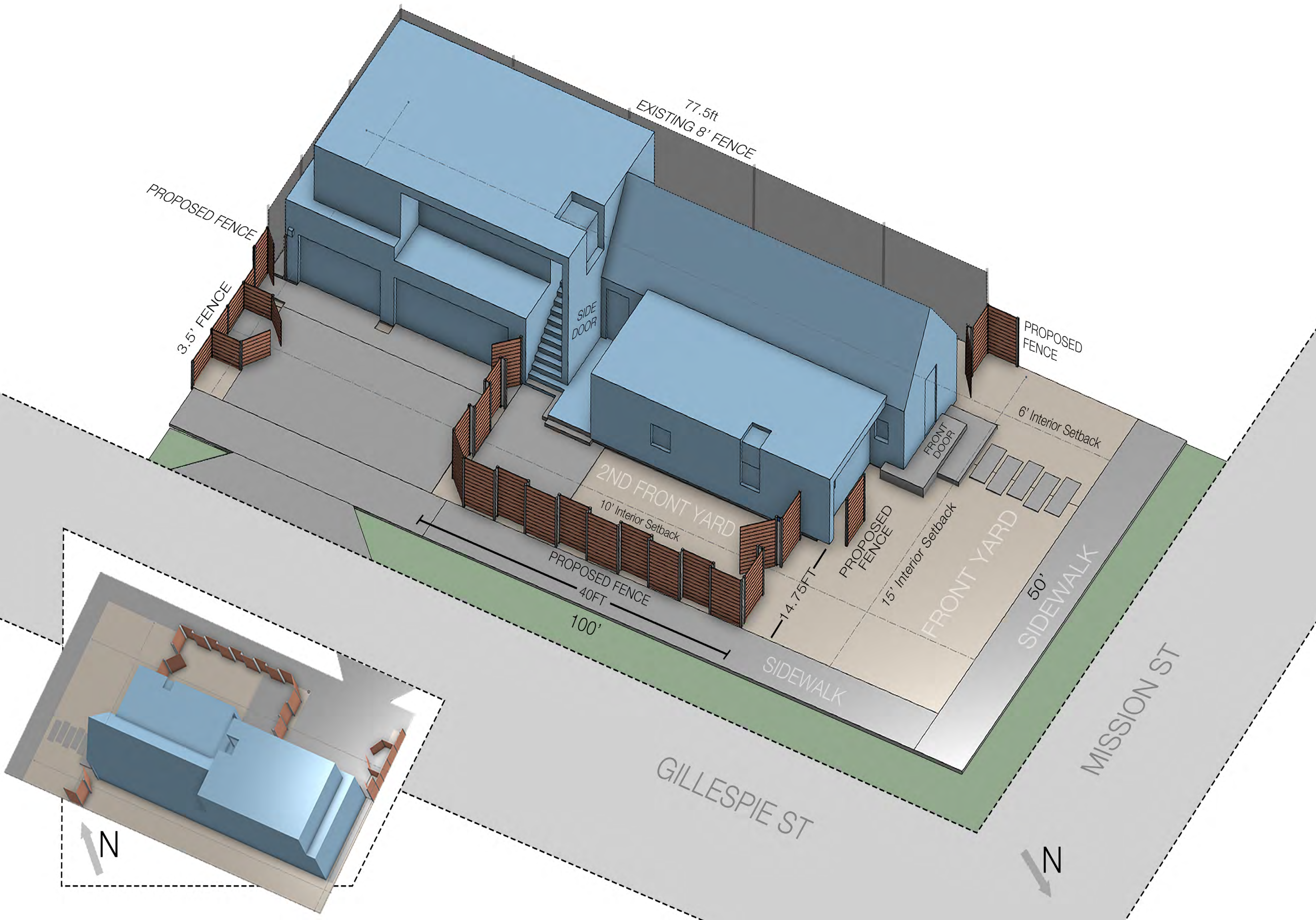
OWNERS+PREPARERS
CLARK JAMES - 805.895.0940
CLARKJAMESDIRECT@GMAIL.COM
ERIN STEED - 415.425.4501
ERIN.STEED@GMAIL.COM

**BEAUTIFUL FENCE PROJECT
903 WEST MISSION STREET
TITLE SHEET**

PLAN VIEW



3D VIEW



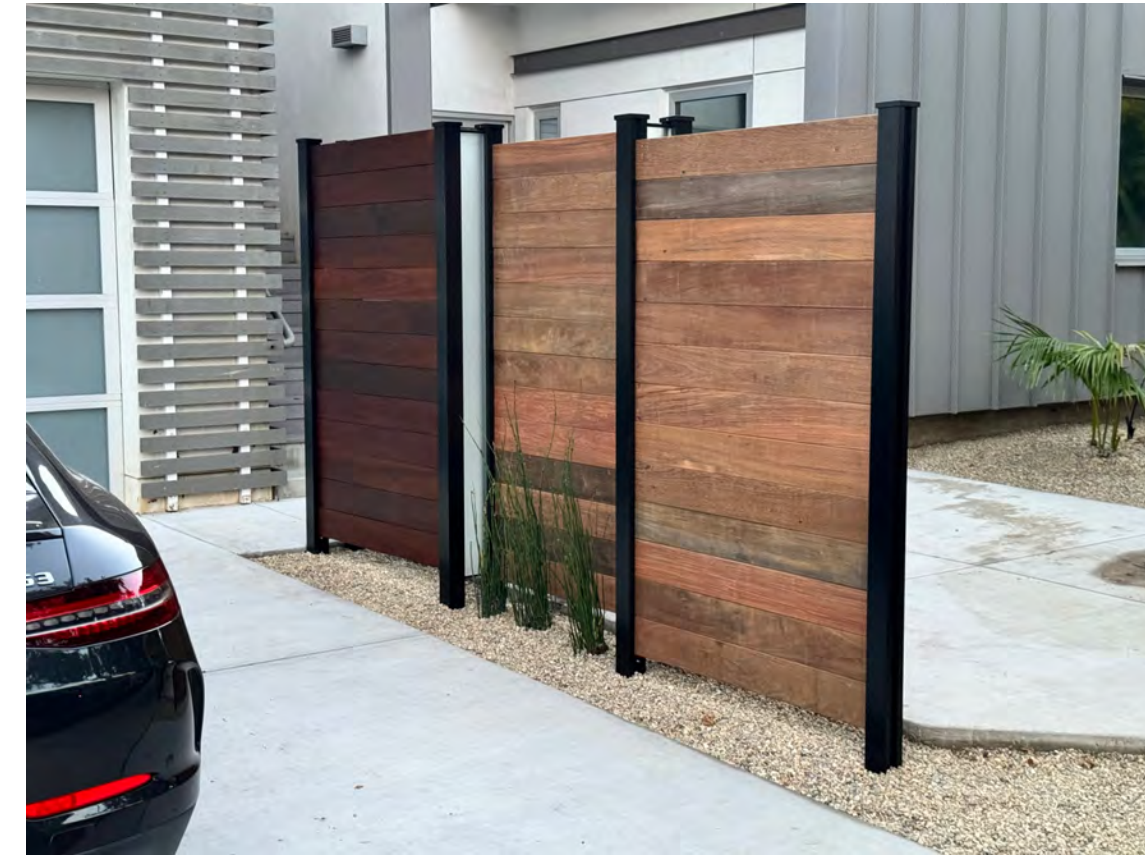
FENCE DESIGN - WIP



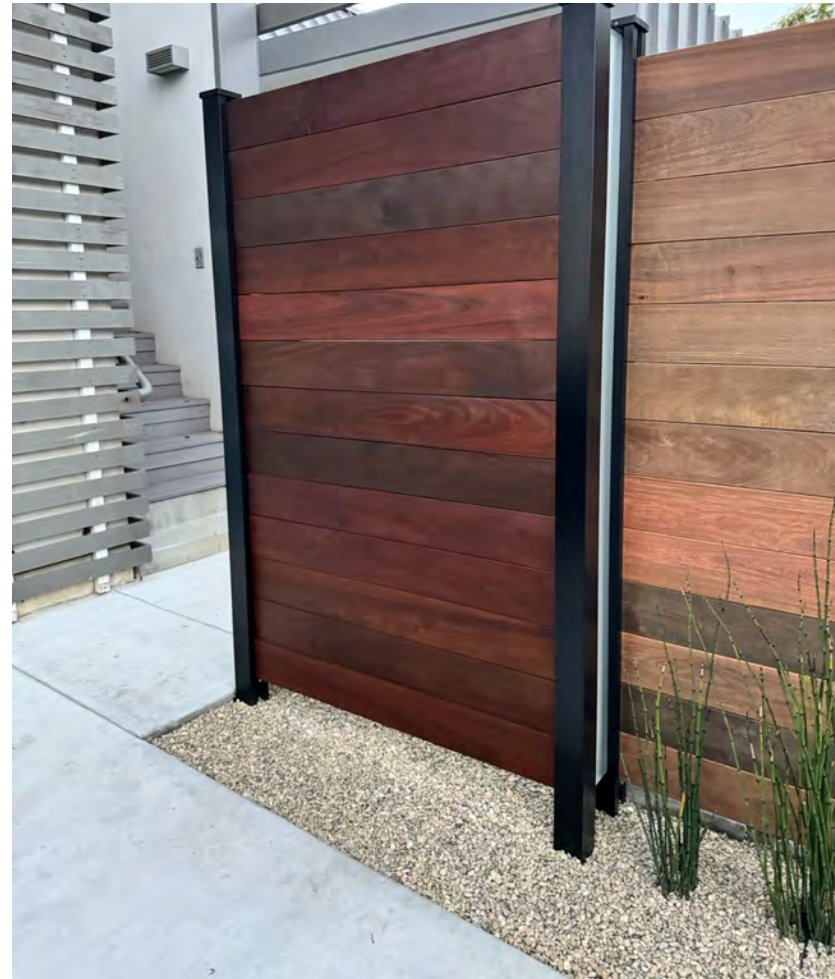
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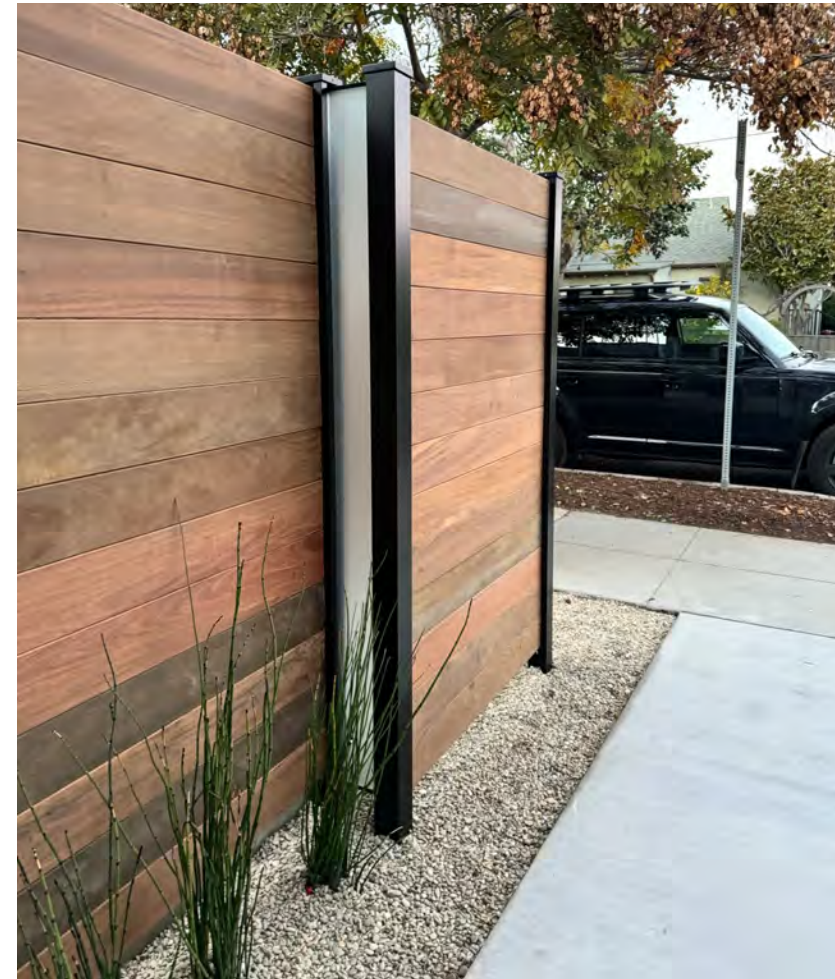
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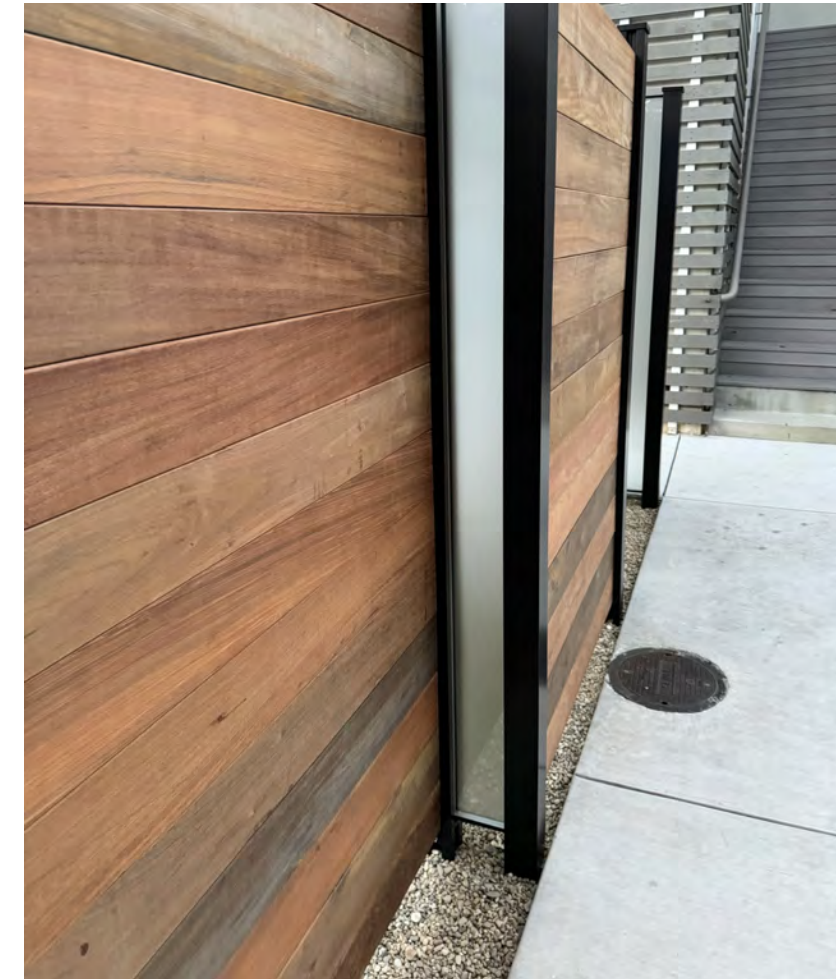
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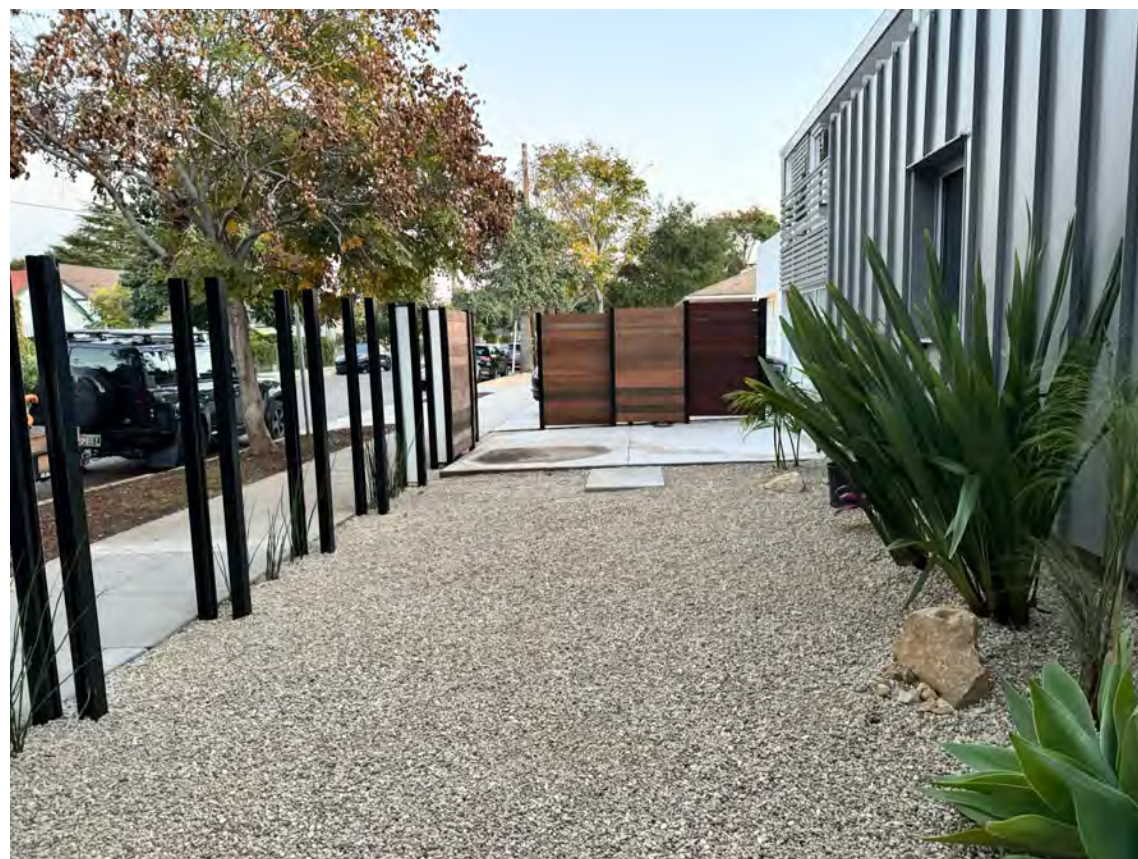
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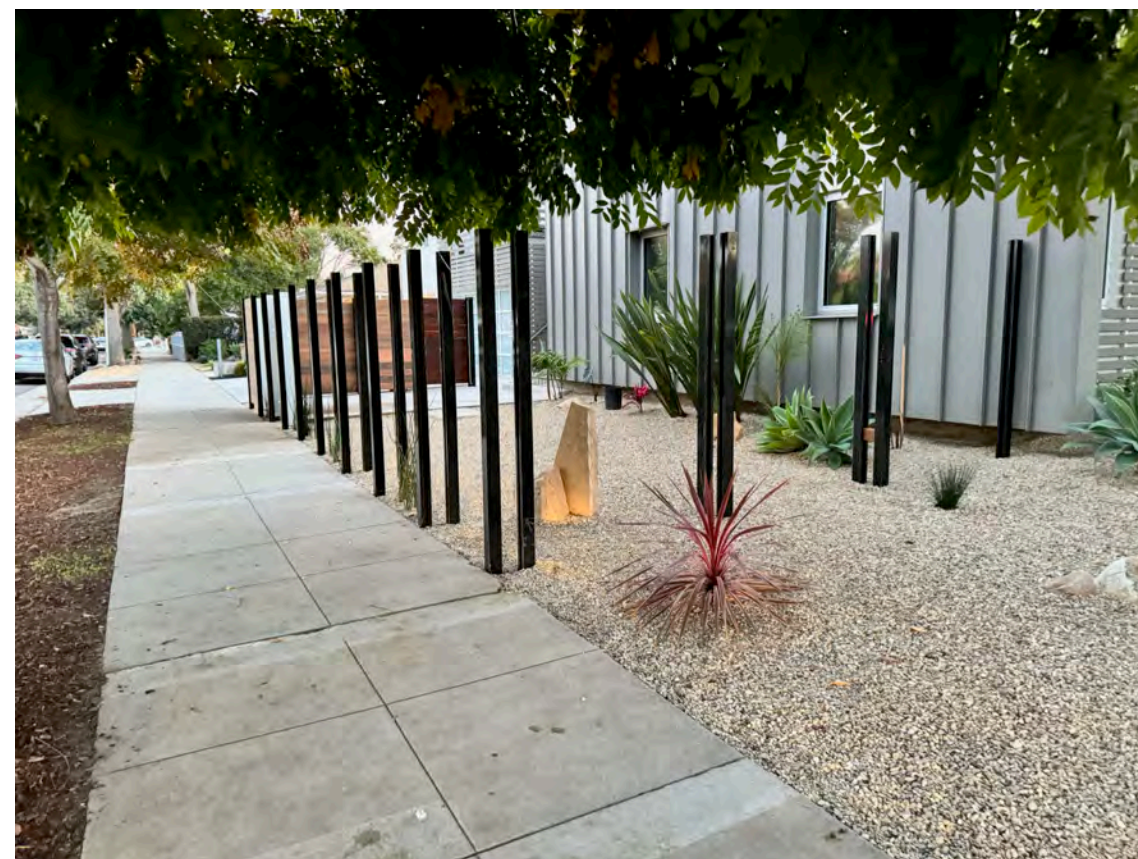
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IMG_6079.JPG



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PHOTOGRAPHS

On the following pages please find relevant photos.

PAGE 2 - 903 WEST MISSION STREET VIEWS

PAGE 8 - VICINITY MAP + PHOTOS

PAGE 18 - NEIGHBORHOOD FENCE MAP

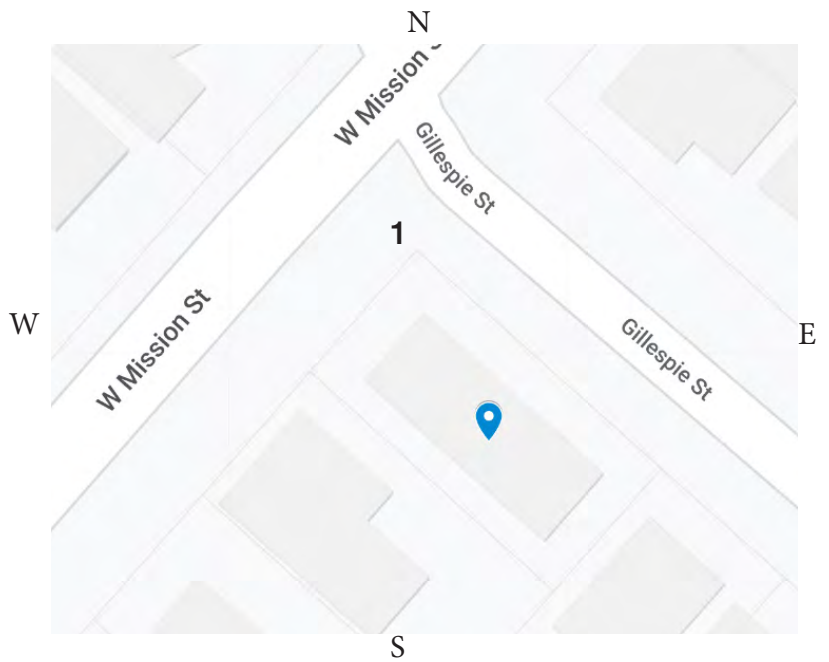
PAGE 19 - NEIGHBORHOOD HEDGE MAP

PAGE 20 - FENCES IN 10 BLOCK RADIUS

903 WEST MISSION STREET VIEWS

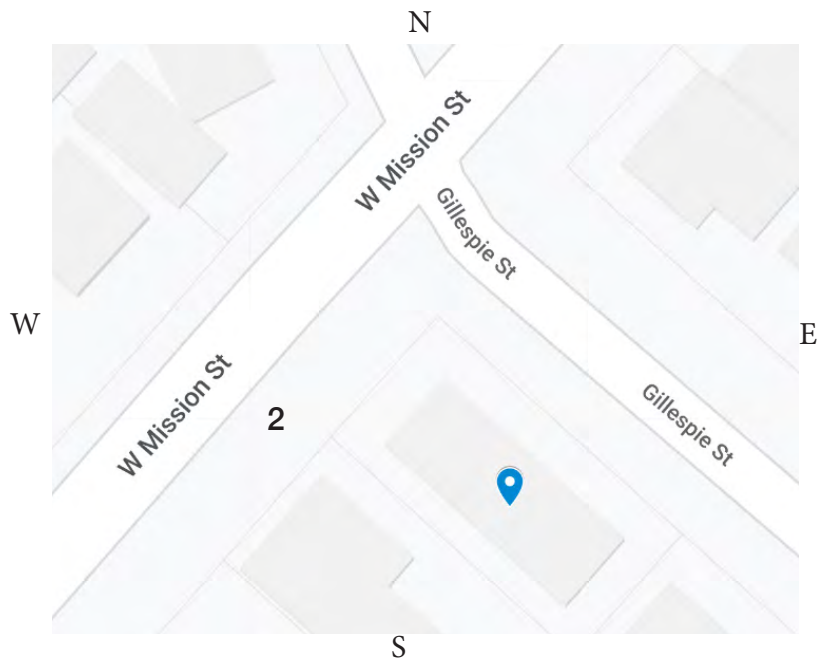
Below please find photos of the home at 903 West Mission with a map and photos of neighboring properties on the following page.

*Please note the close proximity to the new 4-way stop at West Mission and Gillespie. The home's 2 bedrooms face this noisy intersection with no privacy.



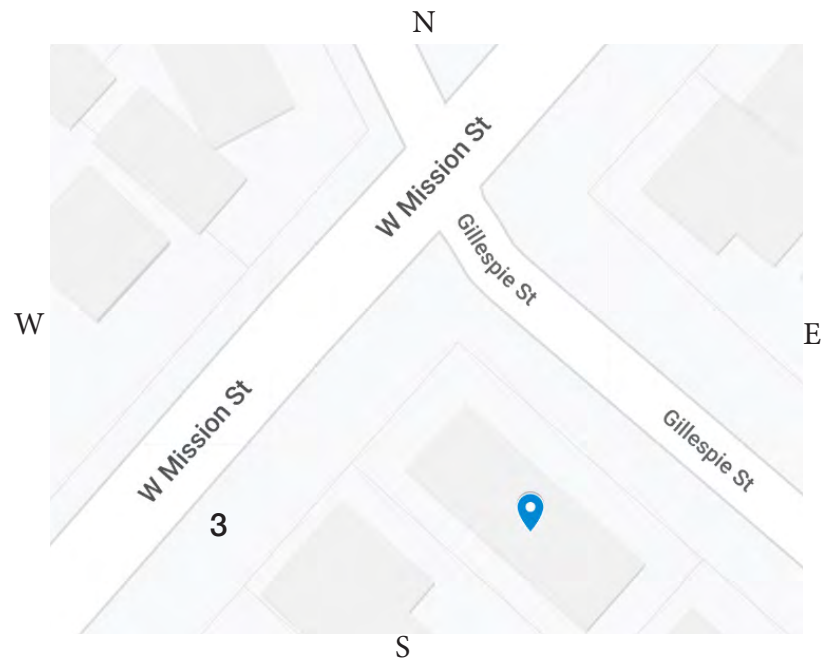
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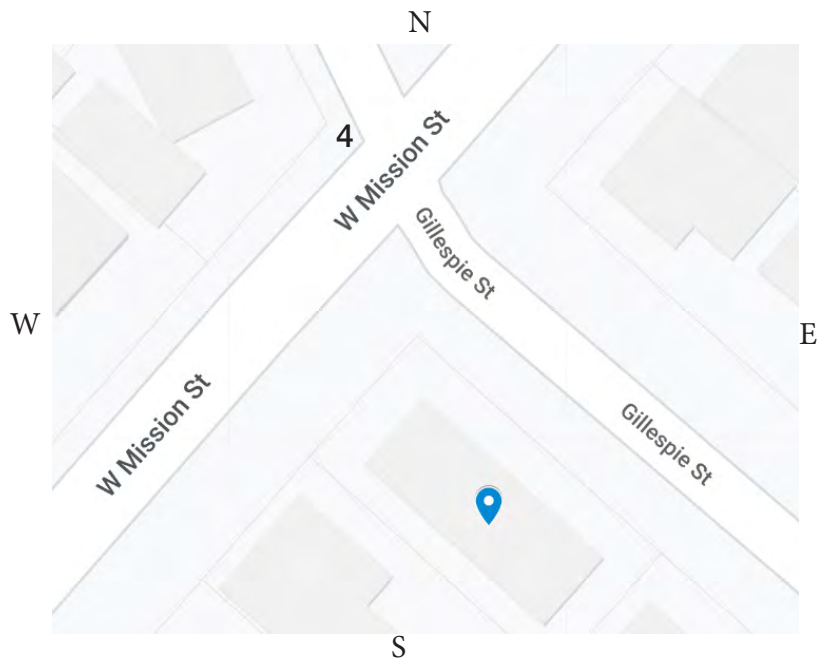
2 - LOOKING EAST





3 - LOOKING NORTH EAST





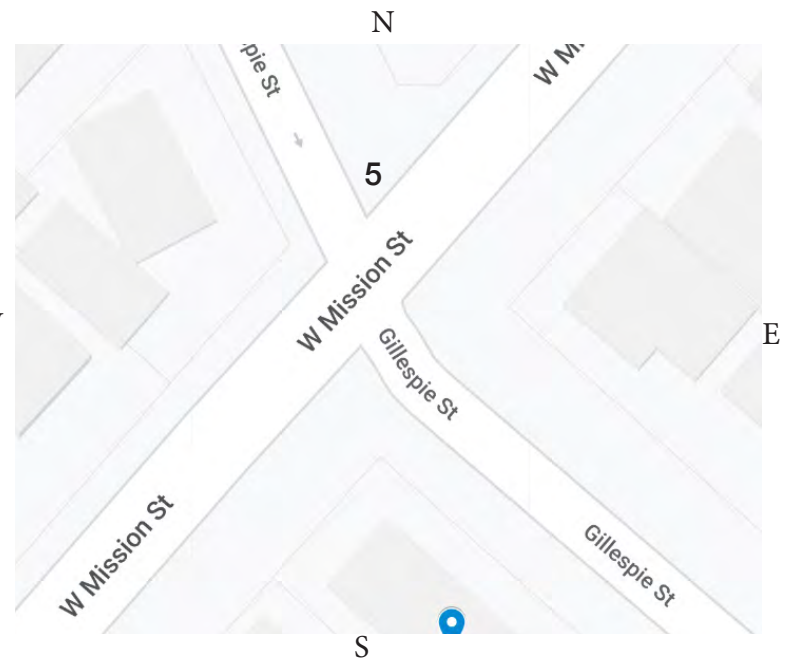
4 - LOOKING SOUTH EAST



6

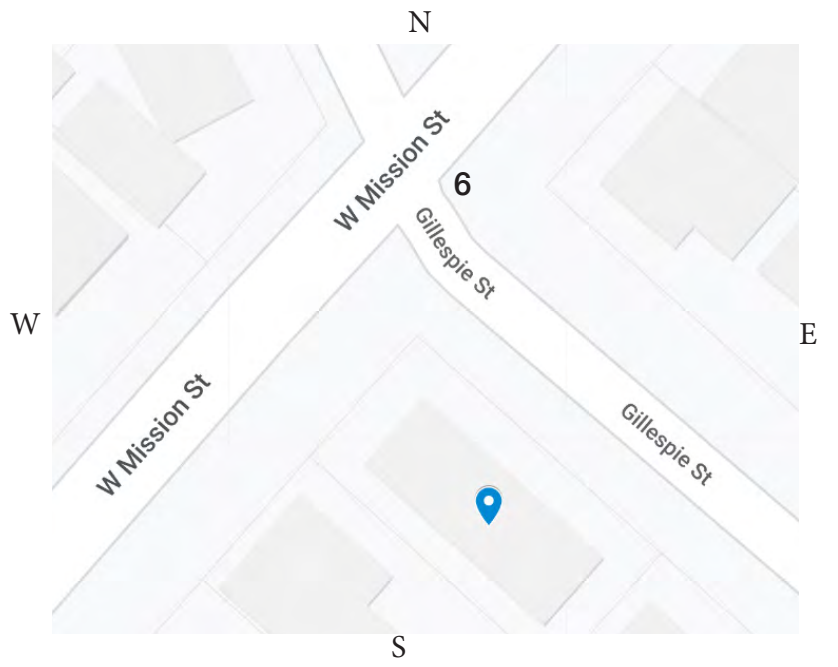


W



5 - LOOKING SOUTH EAST

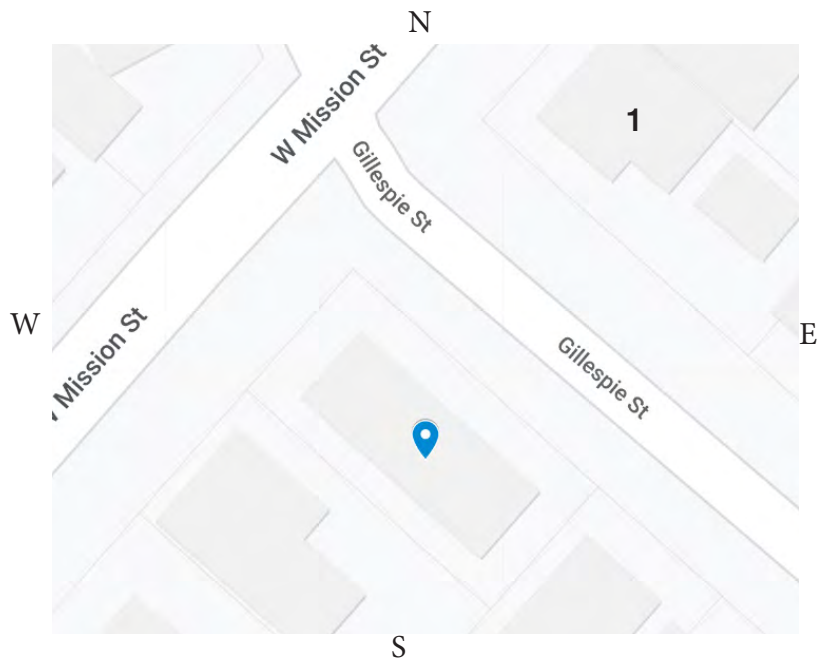




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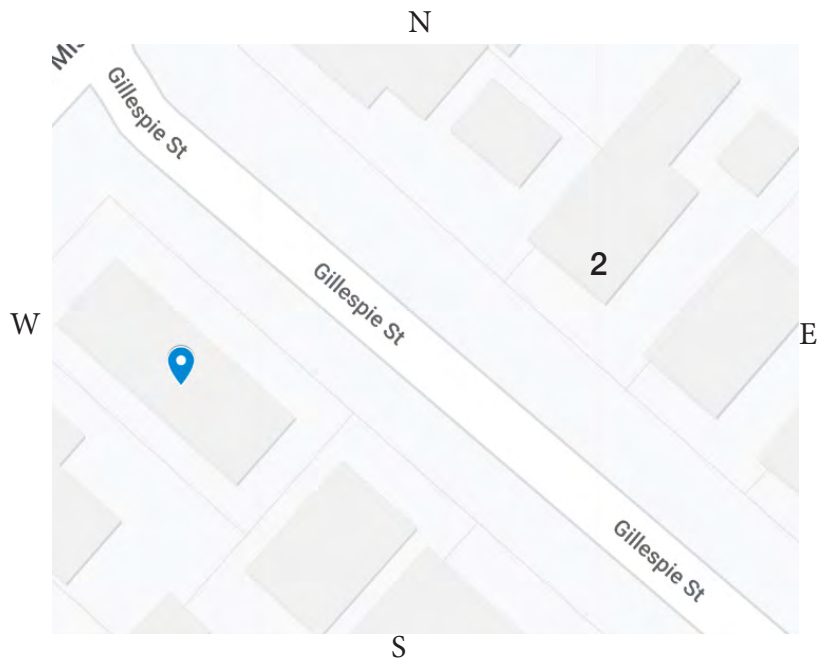


ADJACENT PROPERTIES



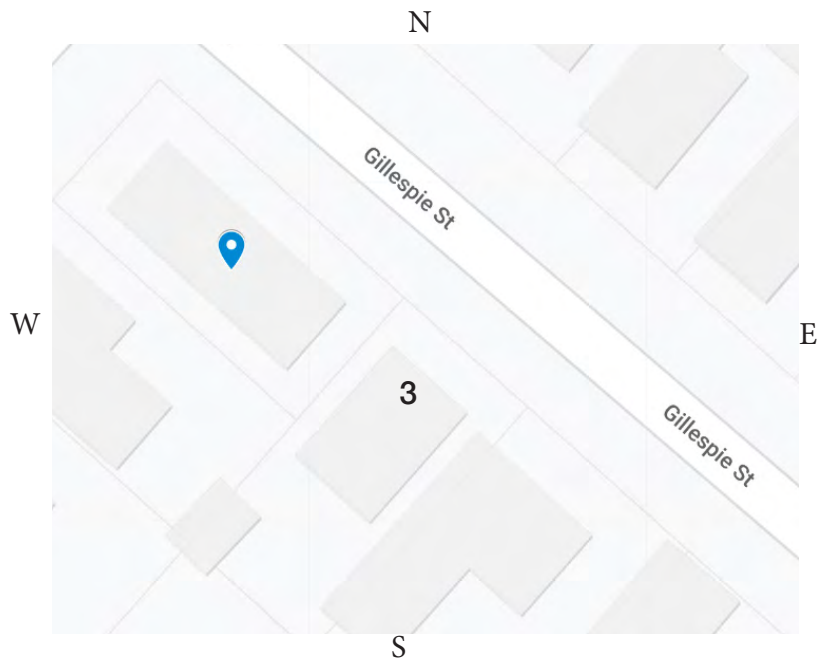
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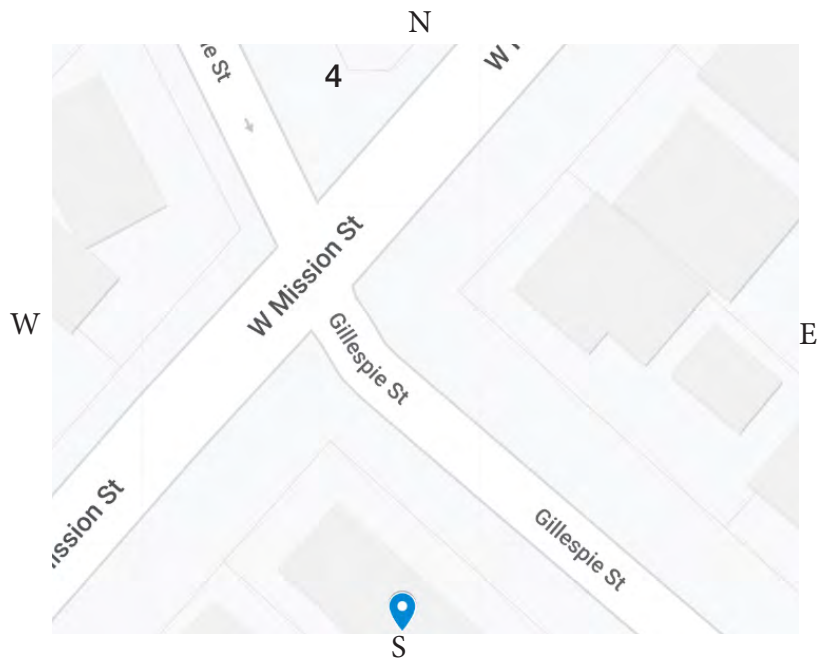
2 - LOOKING NORTH EAST





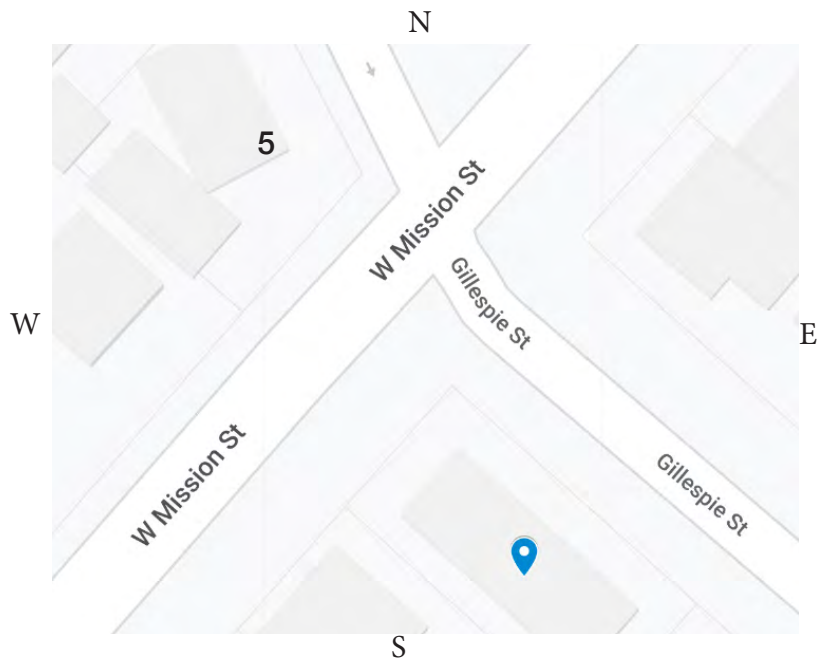
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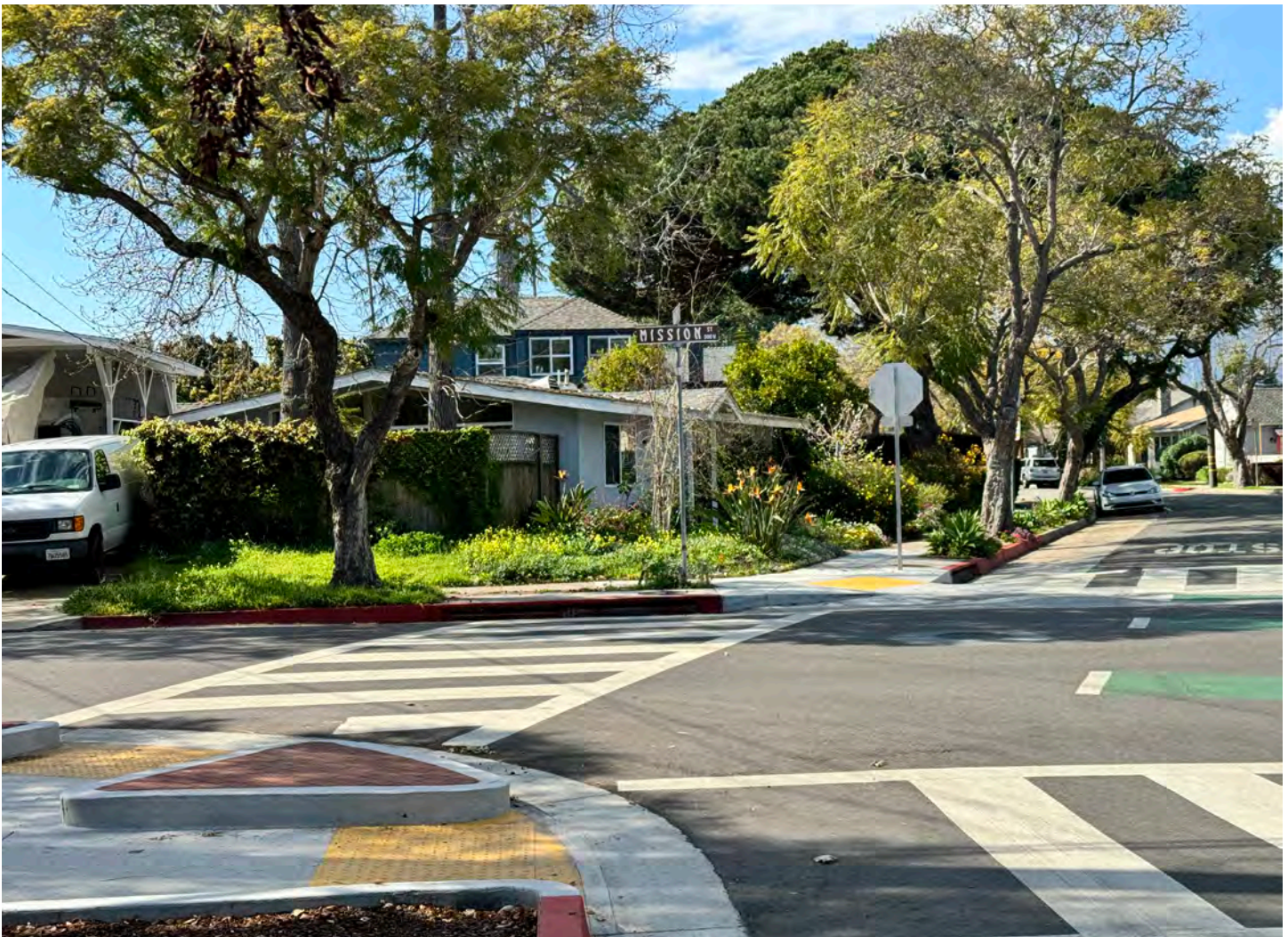


4 - LOOKING NORTH



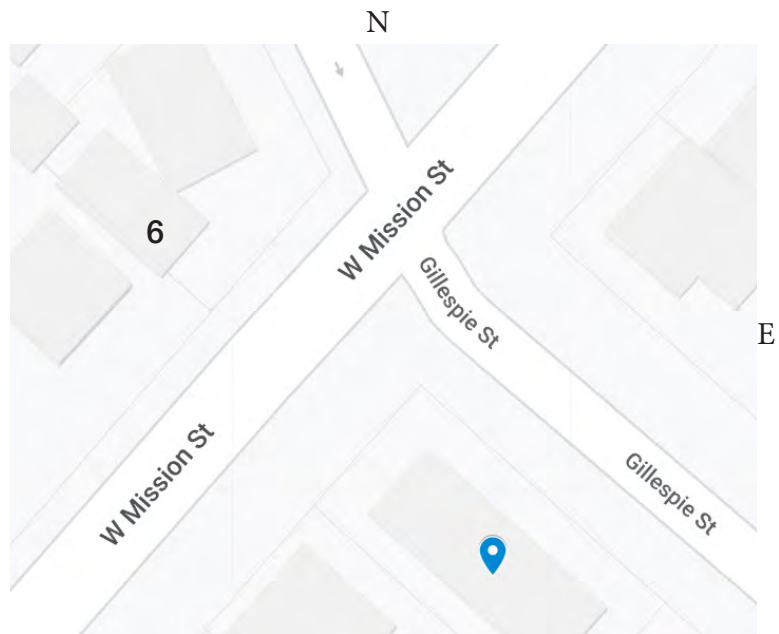


5 - LOOKING NORTH WEST





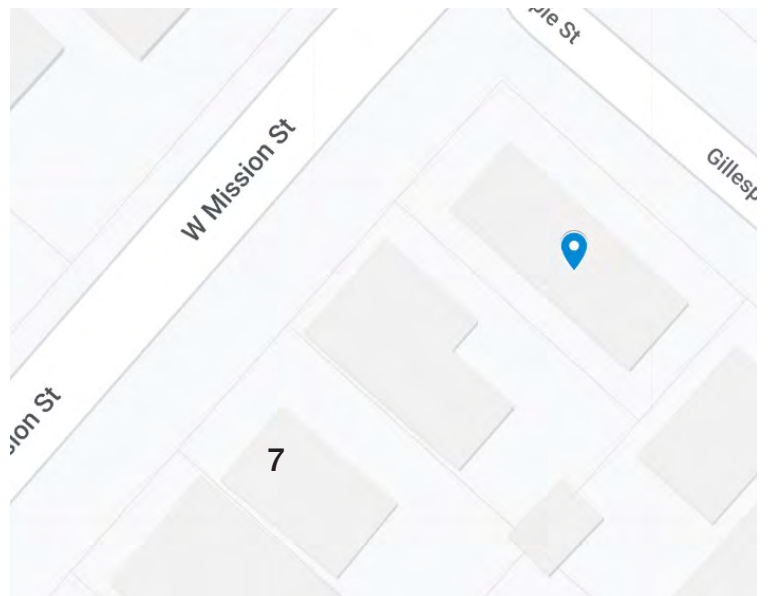
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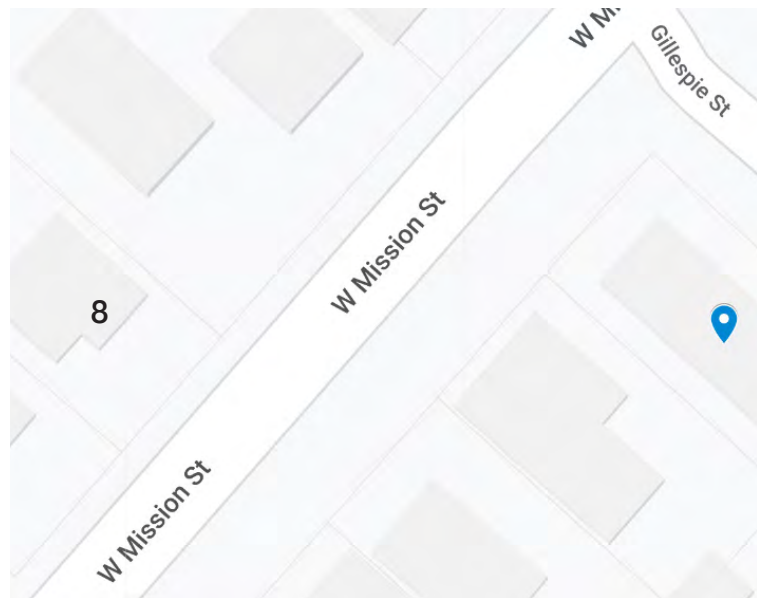
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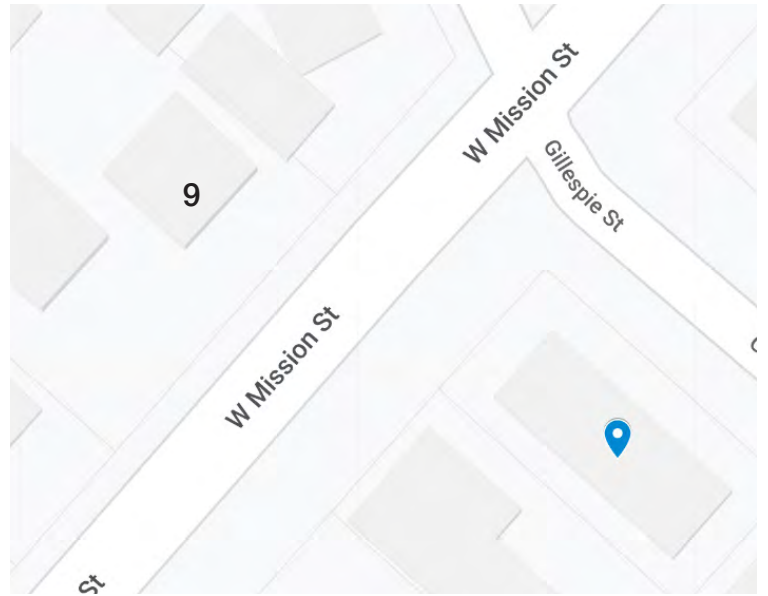
7 - LOOKING SOUTH





8 - LOOKING WEST





9 - LOOKING NORTH WEST





1 - LOOKING SOUTH WEST



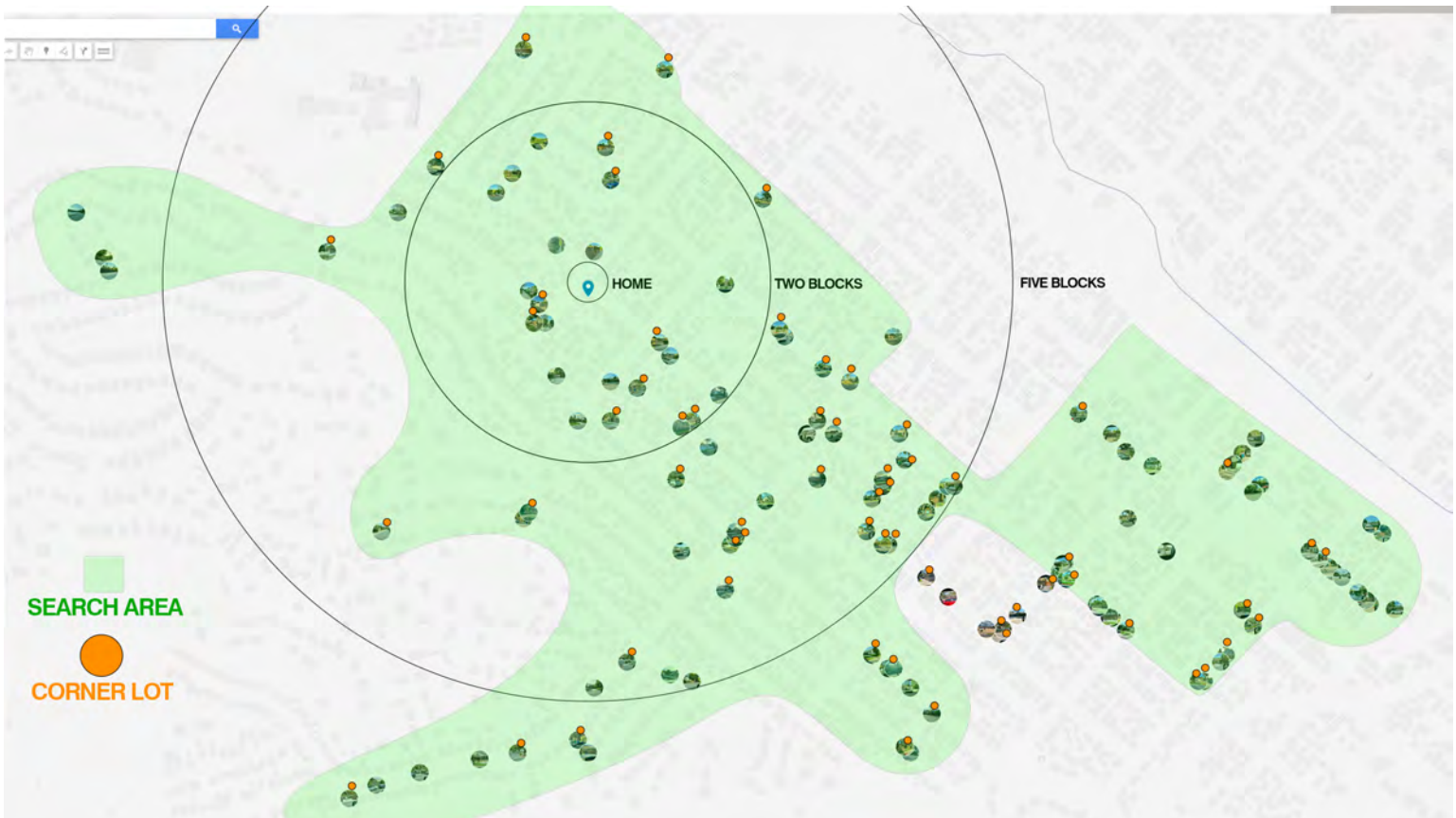
FENCE MAP

In our comparison search and review of the neighborhood within an 8 block radius of 903 West Mission, not including the areas outside the search zone (see below), we observed and photographed 116 tall fences exceeding 3.5ft, with most being at least 5.5-6ft.

Roughly 60% of the fences documented were connected to homes located on a corner lot that appeared to lack private options elsewhere on the property, as the back yard of corner lots is exposed to the street side. A large majority of these fences encompassed some or part of the home's exposed side that faces the secondary street, within the 10 foot minimum setback.

As well, a great majority of the fences we discovered do not appear to be professionally designed and installed, or correlate with the style of the home, or neighborhood, in any manner. There is no synchronicity or consistent style between properties.

There is a well established precedent and need to enclose and protect corner lots, in some way, with a tall hedge, wall or fence, or a combination thereof. A general code accommodation for corner lots needs to be considered to offer privacy, sound dampening and security as these lots are an exception to average lot layout.

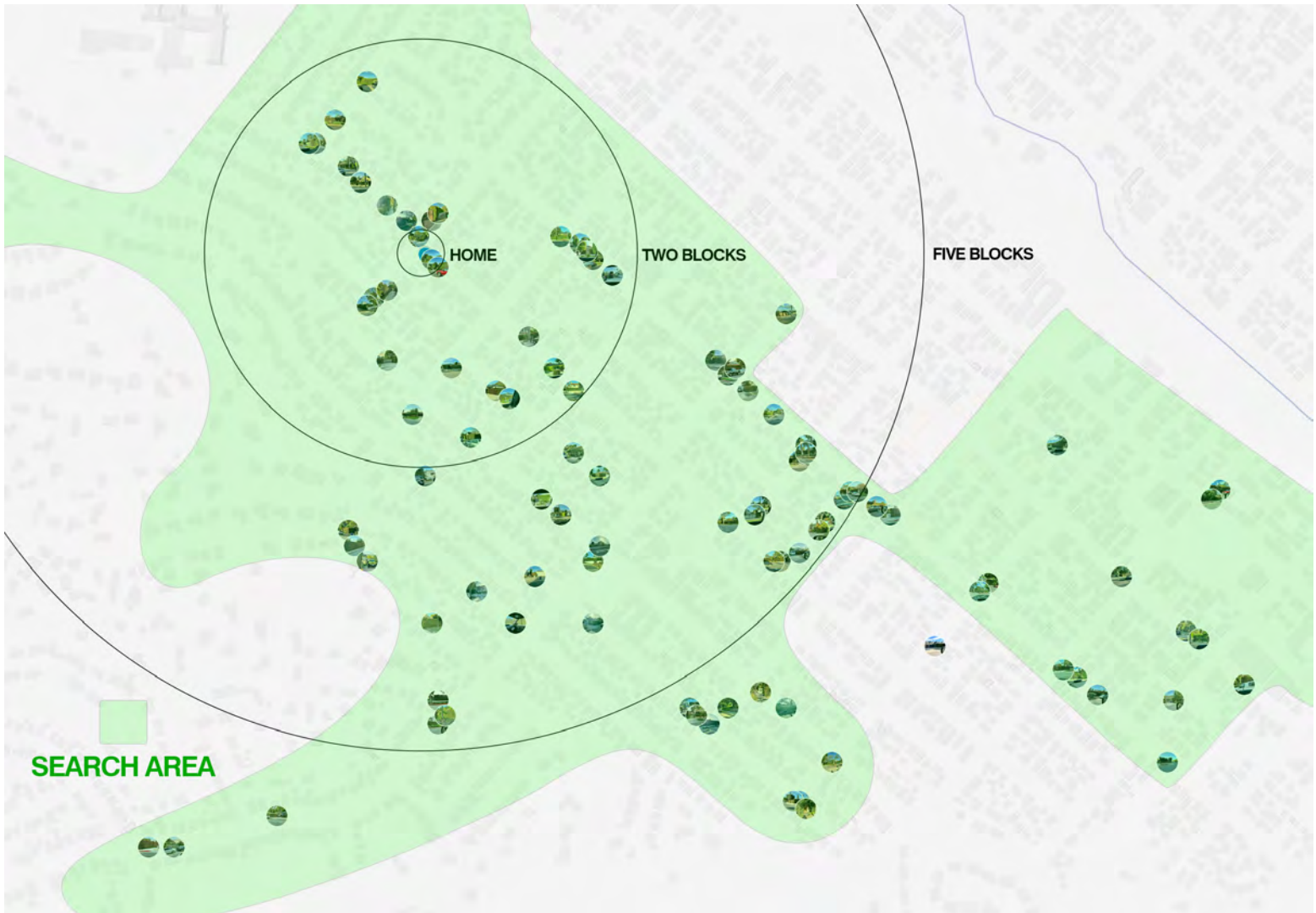


HEDGE MAP

In our search and review of the neighborhood within an 8 block radius of 903 West Mission, not including the areas outside the search zone (see below), we observed and photographed over 150 hedges between 5.5ft and 12+ft at the front property edge.

Roughly 50% of the hedges documented were connected to homes located on a corner lot that appeared to lack private options elsewhere on the property. A great majority of these hedges encompassed most of the home's entire front and 2nd front yard with a gate installed in the hedge.

Many of the hedges exceed 6ft and lean into the sidewalk. Few appear professionally manicured and are unkept, and in poor condition.



EXISTING FENCES WITHIN 10 BLOCK RADIUS

Below, please find photos of 116 fences between 4-6ft within 10 blocks of 903 West Mission Street.



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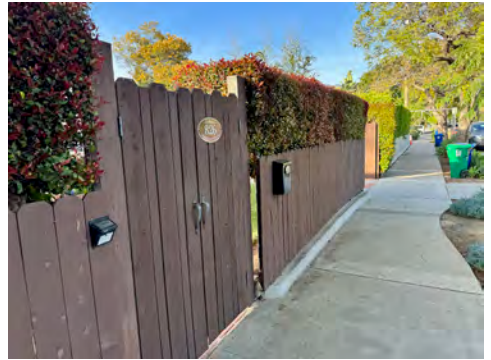
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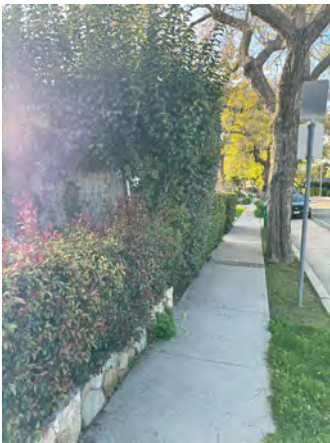
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March 13, 2024 at 5:45:00 PM



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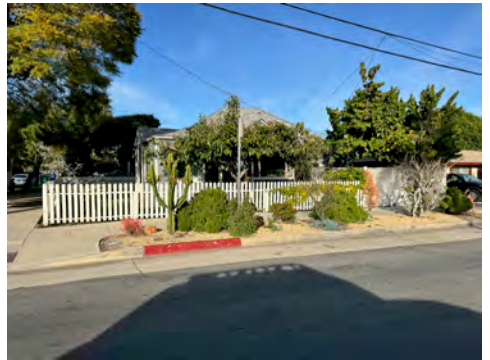
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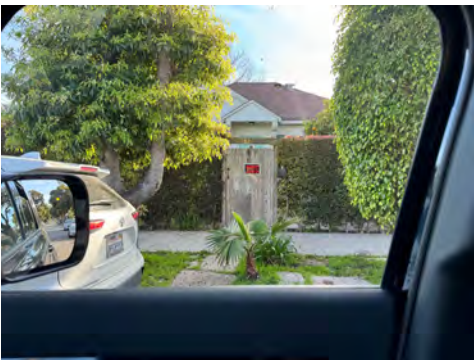
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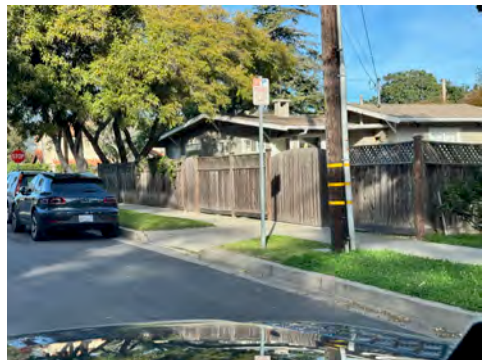
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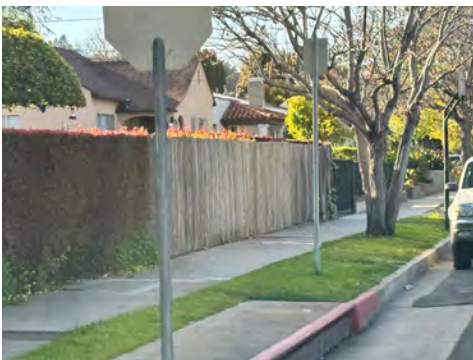
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March 13, 2024 at 5:20:04 PM



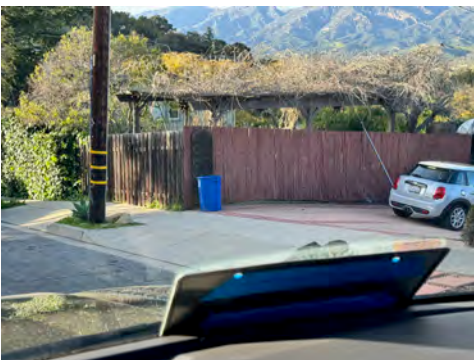
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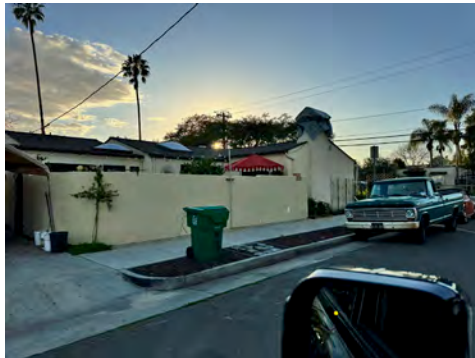
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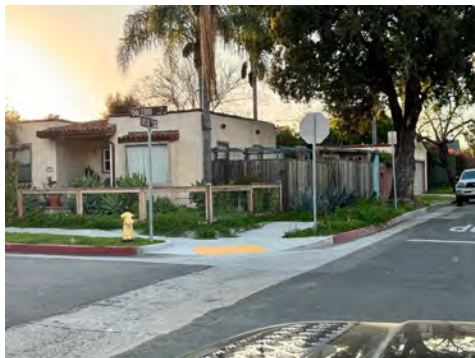
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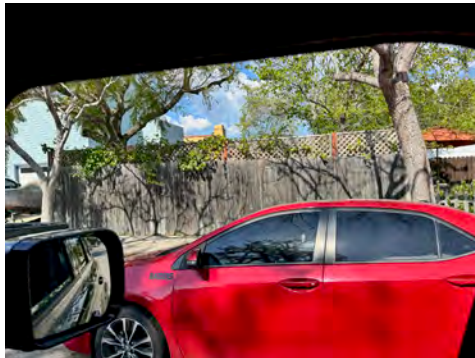
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March 19, 2024 at 3:23:19 PM



March 19, 2024 at 3:25:30 PM