



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

NOVEMBER 3, 2010

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Roxanne Milazzo, Associate Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
None.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:05 A.M.

- A. APPLICATION OF RAIN & DANA LONGO, AGENT FOR HLINKA TRUST, 4119 SAN MARTIN WAY, APN 059-212-037, R-2 TWO-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00272)

The 5,914 square foot vacant project site is located on the corner of San Martin Way and Verano Drive. Proposed development is a two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage.

The discretionary applications required for this project are Modifications to allow less than the minimum dimension for the required open yard area and to provide a portion of the open yard in the front setback and front yard (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner

Email: rmilazzo@santabarbaraca.gov

Phone: 805-564-5470, ext. 2685

Present: Rain and Dana Longo, Applicants.

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

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:05 a.m.

With no one wishing to speak, the Public Hearing was closed.

Ms. Reardon reiterated the previous action taken at the previous October 20th hearing, and inquired if the applicant had studied other options that conform to the Zoning Ordinance. The applicant stated that the revised plan appeared to be the best balance between their needs and the Ordinance requirements.

Ms. Reardon stated that previously proposed location of the open yard in front of the house is more consistent with the Zoning Ordinance requirements than the currently proposed location. The applicant stated that they would revise the plans to indicate the previously proposed location as the approved open yard.

ACTION:

Assigned Resolution No. 056

The Staff Hearing Officer finds that the proposed Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The lot is constrained by its location on a corner and relatively small size and width, which makes it difficult to provide an open yard area that both meets the Ordinance requirements and results in an attractive building shape and massing. The proposed Modifications will allow a minor reduction of the required 20-foot minimum dimension without reducing its usability as an outdoor living space, and allows the portion of the front yard to provide the remainder of the open yard area. The resulting development provides adequate outdoor and visual open space, and a footprint consistent with surrounding development.

Said approval is subject to the condition that the location of the approved open yard shall be shown on any plans submitted for a building permit.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:20 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary