



City of Santa Barbara
Planning Division

Memorandum

DATE: June 30, 2005

TO: Planning Commission

FROM: Jan Hubbell, AICP, Senior Planner
Kathleen Kennedy, Assistant Planner

SUBJECT: 508 & 514 E. De la Guerra Street (MST2004-00233)
July 7, 2005 Planning Commission Hearing

I. SUBJECT

The Planning Commission reviewed the proposed project on June 2, 2005 and continued it to the July 7, 2005 meeting because Modification #3, shown below in the list of discretionary applications, had not been previously included in the project description or staff report.

The discretionary applications required for this project are:

1. Modification to allow 508 E. De la Guerra Street to have less than the required lot area in the R-3 Zone (SBMC§28.21.080);
2. Modification to allow 514 E. De la Guerra Street to have less than the required lot area in the R-3 Zone (SBMC§28.21.080);
3. Modification to allow 514 E. De la Guerra Street to have less than the required sixty feet (60') of frontage on a public street in the R-3 Zone (SBMC§28.21.080);
4. Lot Line Adjustment to change the property line between 508 E. De la Guerra Street (APN 031-101-018) and 514 E. De la Guerra Street (APN 031-101-019)(Gov. Code §66412); and
5. Tentative Subdivision Map (TSM) for a one-lot subdivision for four residential condominium units, and one rental unit as part of one of the condominiums, on the 508 E. De la Guerra Street parcel (SBMC§27.07).

II. STREET FRONTAGE MODIFICATION

The proposed project does not conform to the requirements of the R-3, Limited Multiple-Family Residence, zone in regard to the required sixty feet (60') of street frontage for the 514 E. De la Guerra Street parcel (Lot 2). Currently, Lot 2 is legal non-conforming with a width of 47 feet

and would continue to be non-conforming with a width of 38 feet after the lot line adjustment. It is Staff's position that the street frontage Modification is supportable because Lot 2 would use a shared driveway with Lot 1 resulting in a useable width of 49 feet.

II. RECOMMENDATION/ FINDINGS

The proposed condominium development is consistent with the General Plan and Zoning Ordinance and complies with applicable standards governing new residential condominium development. Therefore, staff recommends that the Planning Commission make the following findings and approve the project with the attached Conditions of Approval (Exhibit A & B):

A. MODIFICATIONS (SBMC§28.21.080)

The modifications to allow each lot to have less than the required lot area and the 514 E. De la Guerra Street parcel to have less than the required street frontage in the R-3 zone are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot.

B. FINDINGS FOR LOT LINE ADJUSTMENTS

The proposed lot line adjustment would allow Lot 1 to increase in lot area by 717 square feet and is appropriate for the proposed development.

C. TENTATIVE SUBDIVISION MAP FINDINGS (SBMC §27.07.100)

With the approval of the lot area modification for 508 E. De La Guerra Street, the proposed tentative subdivision map and the proposed development are consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development and the density of development. The development is not likely to cause substantial environmental damage or serious public health problems nor conflict with easements, acquired by the public at large, for access through or use of property within the proposed development.

D. RESIDENTIAL CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

The proposed project is in compliance with all provisions of the City's Condominium Ordinance, is consistent with the General Plan of the City of Santa Barbara and is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.

Exhibits:

- A. Conditions of Approval - 508 and 514 E. De la Guerra Street
- B. Conditions of Approval - 508 E. De la Guerra Street