



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 056-10

4119 SAN MARTIN WAY

MODIFICATION

NOVEMBER 3, 2010

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.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared either to speak in favor of or in opposition thereto, and the following exhibits were presented for the record.

1. Staff Report with Attachments, October 27, 2010.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, P.O. Box 1201, Santa Barbara, CA 93102.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the subject application making the following findings and determinations:

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.

