



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 13, 2010
AGENDA DATE: October 20, 2010
PROJECT ADDRESS: 4119 San Martin Drive (MST2010-00272)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Roxanne Milazzo, Associate Planner *Raf*

I. PROJECT DESCRIPTION

The 5,914 square foot vacant project site is located on the corner of San Martin Way and Verano Drive. Proposed development is for a two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage. The discretionary application required for this project is a Modification to allow less than the required 20' minimum dimension for the required open yard area (SBMC §28.18.060).

Date Application Accepted: September 28, 2010 Date Action Required: December 28, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Rain & Dana Longo	Property Owner:	Hlinka Trust
Parcel Number:	059-212-037	Lot Area:	5,914 sf
General Plan:	12 Units Per Acre	Zoning:	R-2/SD-2
Existing Use:	Vacant	Topography:	Flat

Adjacent Land Uses:

North – San Martin Way	East - Verona Drive
South – Multiple-Family Residential	West - Duplex

B. PROJECT

	Existing	Proposed
Living Area	None	2,094 sf
Garage	None	426 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,607 sf 27% Hardscape: 400 sf 7% Landscape: 3,907 sf 66%

IV. DISCUSSION

The 5,914 square foot vacant project site is located on the corner of San Martin Way and Verano Drive. The proposed project has been designed with the 2-story home facing San Martin Way with an attached garage accessed from the secondary frontage (Verano Drive). The 60' wide site does not allow for the required 20' front setback, the required 20' deep (interior dimensions) garage plus thickness of the walls and the required 20' minimum dimension for the open yard. Therefore, the applicant is requesting a Modification for relief of the 20' minimum dimension for the open yard area behind the garage. The dimension reduction to 18'10" for a portion of the 765 square foot open yard area still provides adequate area for private outdoor living space as intended by the Ordinance. A second outdoor area of 500 square feet that provided in the secondary front yard makes up the required 1,250 square foot open area. Although it is Staff's practice to discourage Modifications for new development on vacant lots, it is understood that this request will allow the garage to be located on the secondary street frontage, away from the front of the residence. All other aspects of the zoning requirements are being met. The project has been reviewed by the Single Family Design Board who forwarded the project to the Staff Hearing Officer with positive comments.

V. FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed Modification will allow a minor reduction of the required 20' minimum dimension to the open yard area at the rear of the proposed residence on a corner lot, without reducing its usability as a private outdoor living space.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 28, 2010
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner - (rmilazzo@SantaBarbaraCA.gov)
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MELINDA H. RIPPBERGER
PARALEGAL

September 28, 2010

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

Re: Modification Request for 4119 San Martin Way; APN 059-212-037

Proposed Project

This will be a newly-constructed, two-story 1,912 square foot single-family modular (constructed off-site) residence with an attached, two-car, 400 square foot garage on a 5,914 square foot parcel. The proposed total of 2,312 square feet is 87% of the maximum floor to lot area ration guideline for an R-2 residential zoned parcel. It is located on a corner lot, and thus has two 20 foot front-yard setback requirements. It will have a vegetated roof over the garage. It will be of a modern architectural style. The applicants, Renee ('Rain') and Dana Longo intend to reside in the property and raise their three children there. The property is currently in escrow, applicants are not yet owners. Once all required permits are in place and fixed-price contracts are executed, applicants will be approved for construction financing and escrow will close.

Requested Modification

The lot is roughly 60 feet wide. This abnormally narrow width is the result of the historical development of the neighborhood. First the parcels were legally created, and when Verano drive was constructed, it was built over an approximate 10 foot strip of the property on the western boundary. As a result, there is no place on the lot to construct a 20 x 20 foot interior-dimensioned garage, without somehow encroaching either into the required setbacks or into the 1250 square foot open space requirement. Our requested modification is to allow the rear portion of the garage to slightly extend into the required open yard space. Although the resulting garage location will not reduce the overall open yard space to less than 1250 square feet, nor will it encroach into any other required setbacks, it will reduce the contiguous dimension of the open yard space behind the garage to less than the required 20 feet – by a mere 14 inches.

Benefits of the Project

This lot has been vacant since the neighborhood was developed in the late 1950's. Numerous parties have considered how to develop it, but none could determine a viable plan. Pedestrians frequently cross the lot in a diagonal fashion as a short-cut. Litter is dumped, weeds

grow, it attracts occasional vagrants, and is essentially blighted. It is located at an entry position to the neighborhood officially known as San Marcos Gardens. The construction of a new single family house on this property will generally benefit the welfare and appearance of the neighborhood as a whole. The modification being requested is of minimal scope to allow development of the lot and still meet all other applicable planning/ zoning requirements.

We appreciate your time and efforts in considering this requested modification.

Yours truly,



Dana F. Longo,
Applicant

DFL/
Encl's.: Modification Submittal Documents

4119 SAN MARTIN WAY – SINGLE FAMILY DESIGN BOARD COMMENTS

September 27, 2010

Continued indefinitely to the Staff Hearing Officer with positive comments and return to the Full Board: