



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 18, 2009
AGENDA DATE: March 25, 2009
PROJECT ADDRESS: 352 Conejo Road (MST2009-00042)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 7,900 square foot project site has frontage on Conejo Road and Ealand Place. The proposed project is a request to rebuild a single-family residence and attached garage destroyed in the Tea Fire. The previous residence will be expanded by 210 square feet and the garage by 58 square feet. The discretionary applications required for this project are Modifications to permit the expansions to be located within the required 35' front and 15' interior setbacks (SBMC §28.15.060).

Date Application Accepted: February 19, 2009 Date Action Required: May 19, 2009

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	John Kincade	Property Owner:	Tim Mc Collum
Parcel Number:	019-061-030	Lot Area:	7,900 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant	Topography:	26%

Adjacent Land Uses:

North – Conejo Road	East - Residential Lot
South – Residential Lot	West – Ealand Place

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	1,296 sf	1,506 sf
Garage	342 sf	400 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,963 sf 25% Hardscape: 851 sf 11% Landscape: 5,086 sf 64%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.40 Proposed FAR: 0.24 = 60% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

The pre-fire development on site was non-conforming to required yards and setbacks. Pursuant to SBMC §28.87.038, all non-conforming development can be replaced in its previous location. However, any alteration to the non-conforming portions or further reduction of the non-conforming yards and setbacks require Modification approval.

V. DISCUSSION

Due to the project site's location within the Hillside Design District and an overall slope in excess of 20%, the proposed project is subject to review by the Single Family Design Board (SFDB). On February 9, 2009 this project was reviewed by the SFDB and forwarded to the Staff Hearing Officer with support for the requested Modifications.

The proposed project involves the rebuild of a single story single family residence with attached garage destroyed in the Tea Fire. Both the residence and garage, which were originally built in 1956, were non-conforming to the required 35' front and 15' interior setbacks, and required open yard area. The proposal is to replace those buildings, with minor expansions, in their previous locations. A 210 square foot expansion to the previous residence will allow for the new residence to be built just outside of the existing raised floor footings which, by leaving in place, will aid in stabilization of the lot. The garage will be expanded by 58 square feet to meet current minimum dimensions for a two-car garage. Although expansion of non-conforming elements is typically not supportable, it is Staff's position that the Modifications being requested will allow for minor expansion of the previous floor plan with minimal exterior changes.

VI. FINDINGS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed expansion into the previous non-conforming Open Yard Area and setbacks will allow for a rebuild of the previous home with minor expansion and results in little to no visual change or impact to adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated February 19, 2009
- C. SFDB Minutes

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Designtech

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Nipomo, CA 93444
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February 19, 2009

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

Re: Modification Request for 352 Conejo Road, 019-061-030, A-1

Dear Staff Hearing Officer:

The existing 1296 sq ft house and 342 sq ft garage were destroyed in the Tea Fire. The original house and garage encroached into the setbacks in the front by about 2', the side by about 3' and the rear by about 3'. The owner would like to rebuild with a similar floor plan but adding approximately 250 sq ft to the house and to bring the garage to the required size. We would like to expand the home to just outside the existing raised floor footings to keep demolition costs down and to keep the lot stable.

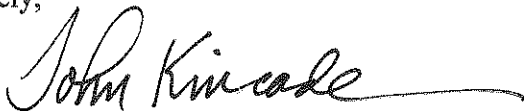
The first modification being requested is to allow an additional 2' front setback to add the new footings just outside the existing footings to keep demolition costs down and to keep the lot stable.

The second modification being requested is to allow an additional 2' side setback to add the new footings just outside the existing footings to keep demolition costs down and to keep the lot stable.

The third modification being requested is to allow an additional 1' rear setback to add the new footings just outside the existing footings to keep demolition costs down and to keep the lot stable.

The benefits of having the new home encroach into the setbacks will allow the new footings to be placed outside the existing footings, thus eliminating the need for expensive demolition work and to retain the integrity of the sloped lot. This will also allow some much needed square footage to this previously small house and non-conforming garage.

Sincerely,



John Kincade

352 CONEJO ROAD – SINGLE FAMILY DESIGN BOARD MINUTES

February 9, 2009

Continued indefinitely to the Staff Hearing Officer with comments: 1) The Modification for a deck located over the property line or in the interior setback is not supportable. 2) The other Modification requests are supportable.