



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 24, 2009
AGENDA DATE: July 1, 2009
PROJECT ADDRESS: 507 Conejo Rd (MST2009-00209)
TO: Bettie Weiss, City 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 7,530 square foot project site was previously developed with a single-family residence and detached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 1,090 square foot residence and detached 311 square foot garage. The rebuild will include a new front porch, a roof pitch increase, and window changes over what previously existed. The discretionary applications required for this project are Modifications to permit new construction and alterations within the required 35' front and 15' interior setbacks (SBMC §28.15.060).

Date Application Accepted: May 26, 2009

Date Action Required: August 26, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Behzad Masooman	Property Owner:	Same
Parcel Number:	019-062-010	Lot Area:	7,530 sf (net)
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant	Topography:	27% slope

Adjacent Land Uses:

North - Vacant (Tea Fire)

East - Conejo Lane

South - Vacant (Tea Fire)

West - Conejo Road

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	1,090 sf	1,090 sf
Garage	311 sf	311 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,520 sf 20% Hardscape: 210 sf 3% Landscape: 5,800 sf 77%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.41 Proposed FAR: 0.19 = 45.5% of Max. Allowed FAR

IV. DISCUSSION

This project involves a rebuild of previously existing structures lost in the recent Tea Fire. The previous structures were non-conforming to front and interior setbacks. Both the residence and detached garage are being replaced in their previous footprints with no additional floor area being added. The roof pitch is being changed from a hip design to a gable roof, which will increase its overall height by approximately 3 ½' within the interior setback. Window changes and the addition of a front entry porch are also being proposed within the required 30' front and 15' interior setbacks. The proposed changes allow appropriate improvements to the previously existing structure and a change to the architectural style without intensification of use or additional floor area within the setbacks. The project was reviewed by the Single Family Design Board (SFDB) on May 19, 2009 and continued indefinitely to the Staff Hearing Officer with comments that the front porch encroachment is minor in nature and provides a nice entry, and that the alterations to the roof height are minor in nature, fits the style, and simplifies the roof.

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 alterations to the roof and windows and the new porch will allow architectural upgrades to the rebuild with minimal exterior changes, no additional floor area within the setbacks, and no impacts to the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated May 26, 2009

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

Behzad Masooman
11856 Balboa Blvd. #247
Granada Hills, Ca 91344

May 26, 2009

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, Ca 93101

Re: Modification Request for 507 Conejo Lane APN# 019-062-010 / A-1 zone
FAR is 43.5% of max FAR and slope is 27%.

Dear Staff Hearing officer,

We are requesting for modifications to front and side yard setbacks for the following changes to our Teafire demolished house:

1. Changing of Roof design and pitch for our proposed rebuild of Teafire destroyed house.
2. Changing size and configuration of windows in the right side yard set back.
3. Adding a New front door extension in the front yard set back.

The proposed rebuild is on a property that has been re-zoned since its construction in 1959, the property is about 1/4 of an acre located in A-1 zone (which is one acre and more) with very restrictive setbacks. The entire Northerly wall of the house lies within the 15'-0" side yard setback by 5 feet..

Our property of 9100 S.F. Of which 1540 S.F. Is being utilized as a public easement., leaving about 7560 S.F. In addition to that our house is located between Conejo drive and Conejo lane which resulted to have two front yard setback of 35' and side yard set back of 15'. Only one side is encroached about five foot into the 15 foot side setback. Also difficult soil and slope conditions which requires extreme foundation systems that limits our ability to move our residence toward the back yard set back line to have more space. We would like to rebuild on my current slab with no additions to the square footage of the house. Proposed changes are:

1. Changing roof design and pitch of a proposed rebuild of Teafire destroyed house. Our request is to get permission to change a HIP roof with a 4 to 12 pitch to a GABLE roof of 7.5 to 12 pitch. The first reason for this request is to have roof system that would only uses the outer walls for it loads. This has been a request of our structural engineer. To have the same design would require us to have a much more expensive foundations to be designed and poured. The second reason for a higher roof pitch is to have the space more accessible for installation and maintenance of piping, duckings and heater equipments in attic space. The last but not least result would be a more balanced look from outside of the house that would be benefit to the neighborhood.

2. Changing size and configuration of windows in the right side yard set back. The four windows that are being replaced would accommodate the new interior design changes of the house. Adds more privacy and security and energy saving. Again by choosing the better sizes and material this would enhance the look of the house from outside. The net square footage of proposed windows are less than the previous design.

3. Adding a New front door extension in the front yard set back. This is to request for an encroachment to front yard set back. The proposed new front door setback would enhance the look of the house and would serve as protection of front door entry from rain and sun and winds, and help in energy saving. The benefit to the neighborhood would be that by utilizing a Spanish Arc design it would enhance the outside look of the house. This addition has been also suggested by the consultation team and supported by SFD design board.

We have preliminary approval from Single Family Design Board and will be allowed final approval upon receiving a Zoning Modification.

We hope that you will recognize the constraints that has been put on our property and approve our modification request.

Sincerely,

Behzad Masooman
owner