



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 5, 2009
AGENDA DATE: August 12, 2009
PROJECT ADDRESS: 350 Conejo Road (MST2009-00303)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 9,392 square foot project site has frontage on Conejo Road and Ealand Place. The project site was previously developed with a single-family residence and a detached one-car carport, which were destroyed in the Tea Fire. The project consists of a request to rebuild a new 2,525 square foot two-story single family residence with an attached 475 square foot two-car garage and site retaining walls. The discretionary applications required for this project are Modifications to permit new construction within both required thirty-five foot (35') front setbacks, the required fifteen foot (15') interior setback and in the required open yard area (SBMC §28.15.060).

Date Application Accepted: July 14, 2009 Date Action Required: October 14, 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:	Jan R. Hochhauser	Property Owner:	Leslie Hlavicska
Parcel Number:	019-061-001	Lot Area:	9,392 sq. ft.
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant (Tea Fire)	Topography:	34%

Adjacent Land Uses:

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

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	1,032 sq. ft.	2,525 sq. ft.
Garage/Carport	308 sq. ft. (detached carport)	475 sq. ft. (attached garage)

C. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.38 Proposed FAR: 0.32 = 84.6% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

The pre-fire development on site was non-conforming to required front and interior 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.

Pursuant to SBMC §28.15.060, all single family residential lots are required to provide an open yard area of 1,250 square feet for purposes of providing usable outdoor living space and/or visual open space for the property. The area must have minimum dimensions of 20' in all directions, and may not include areas improved with driveways, turn-around areas, or decks higher than 36". On properties with multiple front yards, the open yard may be provided in the secondary front yard as long as it does not include the first 10' behind the front lot line.

V. DISCUSSION

This project is subject to review by the Single Family Design Board (SFDB) due to its location within the Hillside Design District and an overall site slope of 34%. On July 6, 2009, the project was reviewed by the SFDB and forwarded to the Staff Hearing Officer with comments that the encroachment into the setbacks is supportable, that the bulk, mass, scale, and architectural style are appropriate for the neighborhood, and return with a color board, exterior details, window details, a landscape plan, and show wall heights.

The proposed project involves the construction of a new single family residence, attached two-car garage, and site retaining walls. The prior single family residence and detached one-car carport were destroyed by the Tea Fire. The original residence and carport, constructed in 1957, were non-conforming to the required 35' front and 15' interior setbacks. The proposed rebuild is designed to replace the detached one-car carport with an attached two-car garage in the required front and interior setbacks, and to construct a new residence located in both of the required front setbacks, the interior yard setback and in the required open yard area.

The ordinance requires that all single family properties provide a 1,250 square foot open yard area on site. Recent ordinance amendments recognize the site constraints associated with multiple front yards and allow for portions of the secondary front yard to be used as open yard area. While the open yard is shown to be 1,250 square feet on the plans, 156 feet of the area shown does not meet the required 20 foot dimension and therefore, the actual open yard area provided is approximately 1,094 square feet. The applicant has placed the open yard area

adjacent to the proposed patio area, on the side of the house. This area provides a private area, similar to that of a backyard.

Although expansion of non-conforming elements are typically not supportable, it is Staff's position that the Modifications being requested will allow for minor expansion of the previous building footprint with minimal exterior changes and minimal new encroachment into the required open yard area.

VI. FINDINGS AND CONDITION

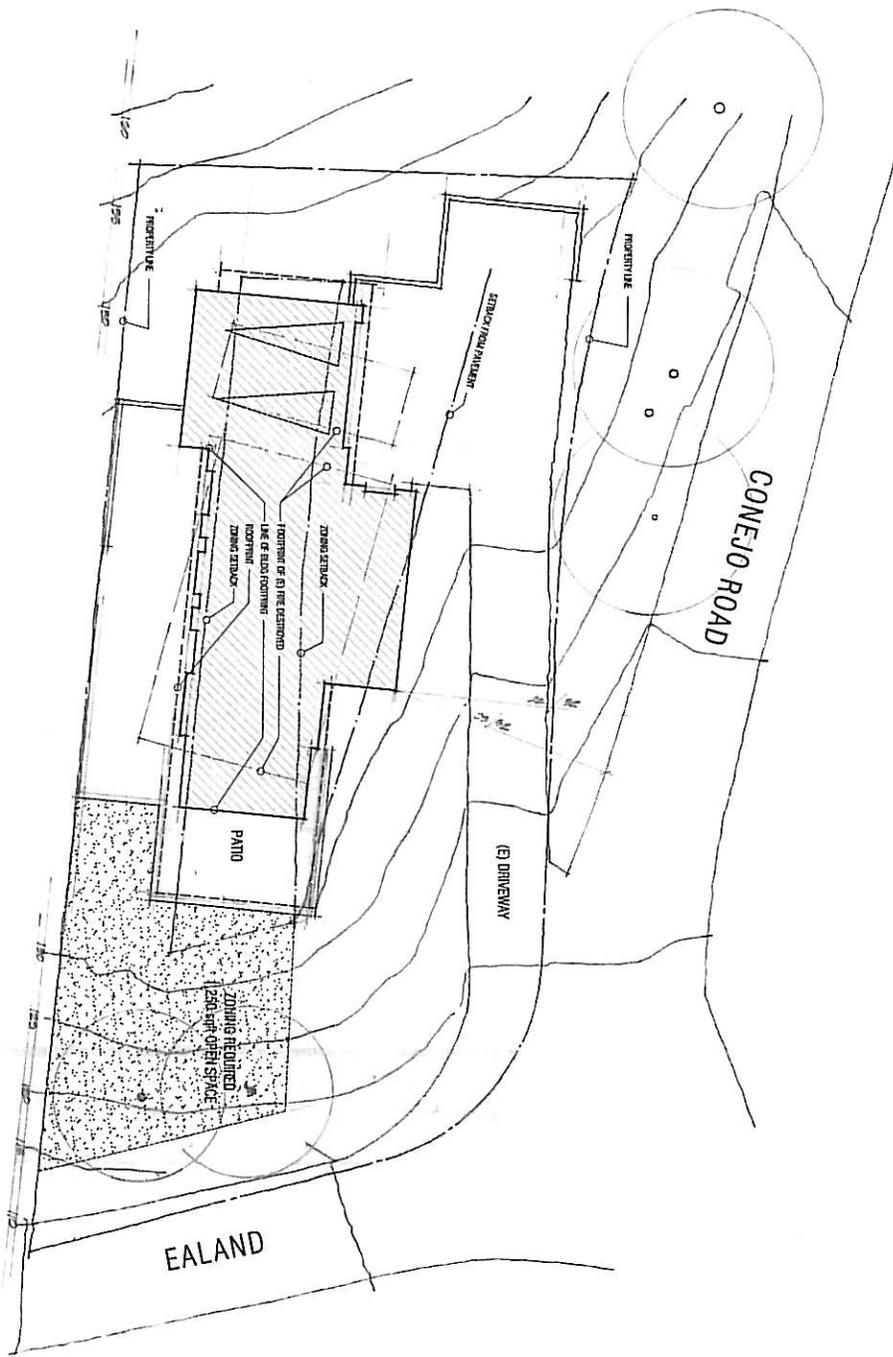
The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on this lot. The lot is significantly below the required minimum lot size for the A-1 Zone; the property has a steep overall slope of 34%, and is further constrained by two front setbacks. The proposed expansion of the residence and attached garage into the front and interior setbacks allows for a rebuild of the previous home with a minor expansion. The proposed patio is directly accessed from the residence, and contributes to the private outdoor space of adequate dimensions as required by the ordinance.

Said approval is subject to the condition that the turn-around area at the front of the property be reduced to the minimum size necessary, as determined by the Transportation Division.

Exhibits:

- A. Site Plan (full size plans under separate cover)
- B. Applicant's letter dated July 7, 2009
- C. SFDB Minutes dated July 6, 2009
- D. Aerial photo of the site

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470



PROJECT LOCATION
350 CONEJO ROAD
SANTA BARBARA, CA

PROJECT STATISTICS	
PROJECT:	HANCOCK RESIDENCE
PROJECT ADDRESS:	350 CONEJO ROAD SANTA BARBARA, CA
ZONE:	A1.1
BUILDING HEIGHT:	32'-0"
FRONT YARD SETBACK:	15'-0"
REAR YARD SETBACK:	15'-0"
REQUESTED HEIGHT:	REQUESTED ON FRONT YARD & 1 IN FRONT YARD
LEGAL LOT SIZE:	9,327 sq ft
ALLOWED F.A.R.:	3,448 sq ft
PROPOSED SQ FOOTAGE (1st, 2nd & 3rd flr):	3,000 sq ft
345 of Allowed F.A.R.	
PROPOSED MAX HEIGHT:	32'-0"
VICINITY MAP:	NOT TO SCALE
SHEET INDEX	
A1.1	COVER SHEET & SITE PLAN
A2.1	FLOOR PLANS
A3.1	ELEVATIONS

DATE: 7/14/09
DRAWN BY: [Name]
CHECKED BY: [Name]

SITE PLAN 1/8" = 1'-0" 1

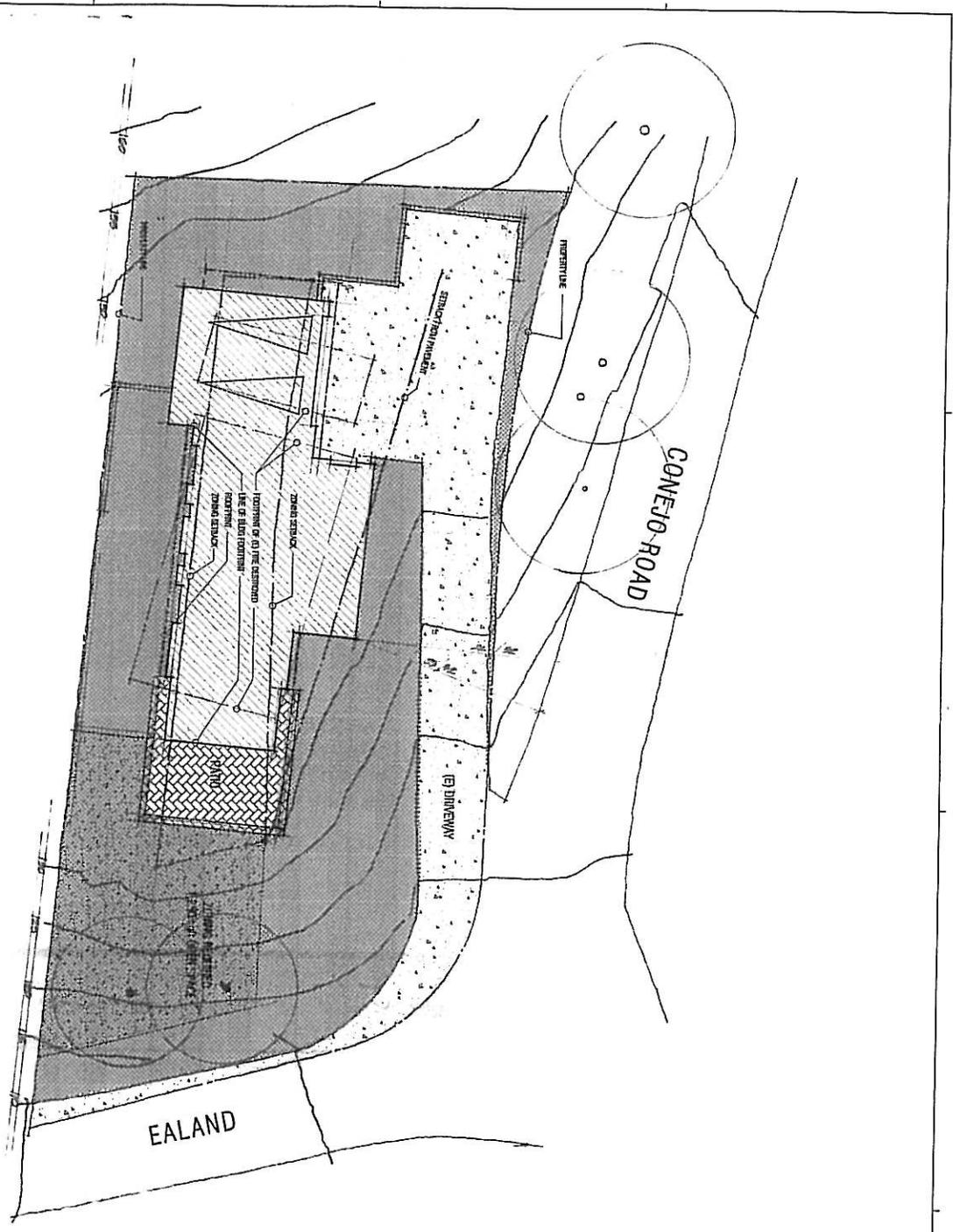
A1.1
OF ALL SHEETS
LATEST REVISION

PROJECT NO. C081918
DESIGN CONTRACTOR
DATE: 7/14/09

ARCHITECTURE AND PLANNING
122 E. ANSEL LAGA
SANTA BARBARA
805 962 2746

PROPOSED RESIDENCE
HLAVICKSKA RESIDENCE
350 CONEJO ROAD
SANTA BARBARA, CA

Hochhauser
Blatter



LEGEND & COVERAGE CALCS

AREA	SQUAREFOOTAGE	PERCENTAGE	LEGEND
LANDSCAPE	5,201 sqft	55.5%	[Pattern]
BUILDING FOOTPRINT	1,675 sqft	17.9%	[Pattern]
PAVD	202 sqft	2.1%	[Pattern]
LANDSCAPE (ROAD & DRIVE)	2,633 sqft	27.8%	[Pattern]
TOTAL SITE AREA	9,312 sqft	100.0%	

SITE PLAN 1/4" = 1'-0" 1

Handwritten notes:
 350' x 150' x 150' x 150'
 150' x 150' x 150' x 150'

G1
 OF ALL SHEETS
 LATEST REVISION

DESIGN CENTER
 SITE OFFICE

PROJECT NO. 0414
 122 E. ANABELLA
 SANTA BARBARA
 805 962 2740

NO.	DATE	DESCRIPTION

PROPOSED RESIDENCE
HLAVICKA RESIDENCE
 350 CONEJO ROAD
 SANTA BARBARA, CA

Hochhausner
 Blatter
 ARCHITECTURE
 AND PLANNING

Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

July 7, 2009

Jan R. Hochhauser for Les Hlavicka
122 East Arrellaga St. Santa Barbara, Ca 93101
805 962 2746 ext.102

**Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
630 Garden Street
Santa Barbara, Ca. 93102 – 1990**

**Re: Modification Request for 350 Conejo Road / 019 -061 -001 / A1
Zone**

The Tea Fire destroyed an existing one-story single family home and detached single vehicle carport. The existing home was 1032 Square Feet/ the existing home (building footprint) encroached into both the front yard (Conejo Road—11 ft. encroachment) and the south interior yard (7.5 ft. encroachment). The carport encroached into the Conejo front yard (12 ft.) and the south interior yard (2.5 ft.) It is understood that all the structures are permitted (e) non-conforming.

The existing property is a corner lot at the southwest corner of Conejo Road and Ealand Place. The property is of substandard size (9392 SF) for the A1 Zone and the A1 Yard/Setback requirements allow for only ~13.7% of the property to be utilized for structures. This "building envelope" is roughly 92 feet long by 14 feet wide and presents some serious difficulty for a reasonable utilization of the property for a single family dwelling. Furthermore, the property is constrained by a steep topography (slopes in excess of 50%) for approximately ½ of its area. It is worth noting that the utilities and paving of Conejo Road are significantly offset north of the northern property line and creates a "physical" front yard of significant size. This same front yard also includes the existing driveway, which climbs to the plateau (pad area) and development envelope from the intersection of Conejo and Ealand.

The proposed project is to create a modest size home for the owner's family, as the structure that was destroyed by the fire was of substandard construction and too small for the family.

The overall proposed project square footage (3000 SF) is less than 85% of the allowable F.A.R for the parcel and presents a building footprint which is only 17% of the site area.

Utilizing the existing plateau/pad, the proposed design requests a modification to:

1. The front yard setback (Conejo). The encroachment will allow for a reasonable width (30') to the proposed building footprint and allow for the garage parking of two vehicles. Given the fact that the envelope created by application of the A1 zoning is extremely narrow, and the "physical" front yard on the Conejo frontage is in fact greater, we believe a modification is both logical and supportable. Please note that the encroachment into a 35' yard measured from the edge of the Conejo pavement by the proposed project is extremely limited.
2. The south interior yard setback. Given the extremely narrow envelope permitted by application of the A1 Zone regulations and the desire to facilitate rooms of basic dimensions, and a two car garage with an extra 2 feet of depth for storage, an encroachment into the interior yard contributes to a balanced positioning of a proposed building footprint with a maximum width of 32 feet on the site. Please note that this requested encroachment is less than the encroachment of the footprint of the old (destroyed) structure, thereby creating a larger useable and plantable interior yard than previously existed.

The proposed design endeavors to fit nicely into the context of its neighborhood, as it is significantly set back from the Conejo and Ealand place road surfaces in an area of many substandard size A1 parcels. In fact, the western and southwestern end of this linear design is literally cut into the existing hillside, making this end of the structure one story in height.

The owner is interested in pursuing a Green solution for this home, and therefore the design incorporates many features that are LEED recognized:

- The Green roof will not only contribute to the visual aesthetics of the community, but also abet energy and water resource issues.
- Linear arrangement of primary living spaces and bedrooms facilitates solar access and passive solar opportunities for the occupants (deep-set glass—solar control—building aesthetic).
- The narrow and linear layout also facilitates excellent north-south cross ventilation.
- The simple design with parapeted roof forms employs exterior materials that are non-combustible and contribute not only to the fire safety of the structure, but to those of surrounding neighbors as well.
- Finally, the landscaping is proposed with low water natives utilized in a manner that is consistent with state of the art wildfire safety considerations. Oak trees are employed for visual buffering and their value is supplementing the indigenous species of the region.

On July 6, 2009 the City of Santa Barbara's SFDB made findings in favor of the proposed modifications and also favorable findings for the design and its size bulk and scale.

Sincerely,



Jan R. Hochhauser AIA, LEED AP

CONSENT CALENDAR (11:00)**NEW ITEM****A. 350 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-001
Application Number: MST2009-00303
Owner: Leslie Hlavicska
Architect: Jan Hochhauser

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a new 2,525 square foot two-story single-family residence with an attached 475 square foot two-car garage. Staff Hearing Officer approval is requested for modifications for encroachments into the interior and front setbacks. The proposed total of 3,000 square feet on the 9,392 square foot lot in the Hillside Design District is 84.6% of the maximum FAR.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of modifications.)

Continued to the Staff Hearing Officer with the following comments: The encroachment into the setbacks is supportable. The bulk, mass, scale, and architectural style are appropriate for the neighborhood. Return with a color board, exterior details, window details, a landscape plan, and show wall heights.

NEW ITEM**B. 684 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-122-002
Application Number: MST2009-00295
Owner: Kenneth E. and Kim P. Kihlstrom
Architect: Robert Senn

(Proposal to rebuild a house and garage destroyed in the Tea fire. The project consists of a 2,422 square foot one-story single-family residence with an attached 444 square foot two-car garage. The proposed total of 2,866 square feet on the 7,841 square foot lot in the Hillside Design District is 91% of the maximum FAR.)

(Action may be taken if sufficient information is provided.)

Final Approval of the architecture with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued one week for landscape plan review with the following comments: 1) Changing to a 6:12 pitch roof helped lower height of house; 2) two separate garage doors lessen the appearance of size; 3) the style is compatible with the neighborhood; the bulk, mass and scale are compatible; 4) the project is more fire-resistant than originally proposed.



EXHIBIT D