



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 20, 2009
AGENDA DATE: December 2, 2009
PROJECT ADDRESS: 407 Conejo Road (MST2009-00423)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Betsy Teeter, Planning Technician II *BT*

I. PROJECT DESCRIPTION

The 20,149 square foot project site has frontage on Conejo Road and Stanwood Drive. The previous development on site consisted of a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a new 2,519 square foot, two-story single family residence, an attached 454 square foot two-car garage and a new retaining wall. The discretionary application required for the project is a Modification to permit new construction within the required 35' front setback off of Conejo Road (SBMC §28.15.060).

Date Application Accepted: October 22, 2009 Date Action Required: January 22, 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:	Christopher Dentzel	Property Owner:	Stephen and Maja Greig
Parcel Number:	019-050-009	Lot Area:	20,149 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant (Tea Fire)	Topography:	40%

Adjacent Land Uses:

North – Stanwood Drive
 South – Conejo Road

East - Residential Lot
 West – Residential Lot

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	1,535 sf	2,519 sf
Garage	454 sf	454 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,372 sf 7% Hardscape: 1,090 sf 5% Landscape: 17,687 sf 88%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.23 Proposed FAR: 0.15 = 64.0% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Interior Setback	15'	15'	15'
Front Setback	35'	35'	25'

V. DISCUSSION

The project involves the rebuild of a single family residence destroyed in the Tea Fire. Although the residence's floor area has been designed to comply with all setbacks, the applicant is requesting Modification approval to allow a new entry landing within the required front setback off of Conejo Road. Although Staff typically encourages new construction to conform to current zoning regulations, the proposed encroachment is minor in nature and allows for a change to the architectural style without intensification of use or additional floor area within the setbacks. The new entry landing is an architectural improvement over what previously existed and provides an extension of the outdoor living space on this sloped property.

The project is subject to review by the Single Family Design Board (SFDB) due to its location within the Hillside Design District and an overall slope of 40%. On November 2, 2009 the SFDB reviewed and supported the project and continued it to the Staff Hearing Officer with the following comments: 1) Modification is a minor encroachment. 2) Railings will match existing.

VI. FINDINGS AND CONDITIONS

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 minor encroachment of the proposed new entry landing will allow an architectural upgrade to the rebuild with minimal exterior changes, no additional floor area within the setback, and no impact to the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated October 22, 2009
- C. SFDB Minutes

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

CHRISTOPHER DENTZEL

A R C H I T E C T U R E

October 22, 2009

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

RECEIVED
NOV 04 2009

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 407 Conejo Road; APN 19-050-009

There is an existing foundation that remains to the above-referenced home destroyed by the Tea Fire. We are proposing to rebuild the home with a small increase in size (existing structure 1,989 SF, proposed structure 2,518 SF) and minor adjustments.

We are requesting a modification described as follows:

The modification is to allow a very minor size increase and adjustment to the entry landing located at the southeast corner of the home. The destroyed landing was 4' x 6' and the proposed landing is 4'-6" x 7' with a protective bench on the two outside edges adjacent to the steep drop in grade level. The bench adds a safety feature as well as a welcoming gesture to the main entry of the home. Also, we would like to locate the approach to the landing flush to the driveway for safety and aesthetic concerns. The destroyed landing had two steps at the driveway and at the walk and proved to be hazardous for guests. The proposed landing will group all steps together rather than locating them on both sides of the landing. We feel with the many aesthetic improvements being made to the home it is fitting and proper to make this small yet important improvement to the entry path of travel.

I look forward to your questions and comments,

Sincerely,



Chris Dentzel, Architect

REVIEW AFTER FINAL**C. 407 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-009
Application Number: MST2009-00423
Owner: Stephen A. Greig
Architect: Chris Dentzel
Engineer: Kevin Vandervort
Contractor: Chase Construction

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a rebuilding the prior 1,404 square foot two-story single-family residence, a 424 square foot attached two-car garage, and a new 424 square foot under-story addition. The proposed total of 2,040 square feet on the 20,149 square foot lot includes 50% of the under-story square footage and is 43% of the maximum guideline floor to lot area ratio. Retaining walls were increased in height within the interior and front setbacks and require Staff Hearing Officer approval of Modifications.)

(Review after final to increase heights of retaining walls within the interior and front setbacks. Comments only; the increase in heights will require Staff Hearing Officer approval of Modifications.)

Continued indefinitely to the Staff Hearing Officer and return to Staff with comments: 1) The Modification is a minor encroachment and is supportable. 2) Proposed railings will match existing.