



**City of Santa Barbara
California**

**STAFF HEARING OFFICER
STAFF REPORT**

REPORT DATE: September 1, 2010
AGENDA DATE: September 8, 2010
PROJECT ADDRESS: 447 Conejo Road (MST2009-00509)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 10,710 square foot project site is approved for the construction of a single family residence and detached garage. On March 24, 2010 a Modification was approved to change the architectural style and increase the roof height within the required front and interior setbacks. A revision to that project involves changing a front window to French doors and adding a second story deck to the residence. The discretionary application required for this project is a Modification to permit alterations within the required 35' front setback from Conejo Lane.

Date Application Accepted: August 10, 2010 Date Action Required: November 10, 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:	Ubaldo Diaz	Property Owner:	Hezi Koren
Parcel Number:	019-050-017	Lot Area:	10,710 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	One-Family Residence under construction	Topography:	31%

Adjacent Land Uses:

North - Vacant	East - Conejo Road
South - Vacant	West - Conejo Road

B. PROJECT STATISTICS

	Previously Existing	Approved 3/24/10
Living Area	1,072 sf	1,950 sf
Garage	338 sf	437 sf

IV. DISCUSSION

On March 24, 2010, the Staff Hearing Officer approved a rebuild of previously existing structures lost in the Tea Fire. The previous structures were non-conforming to front and interior setbacks, and while the proposed residence and detached garage will be replaced in their previous footprint, changes to the architecture resulted in a change in roof height that required Modification approval. A building permit for that work was issued on June 22, 2010.

Since then, the property owners have decided to modify those approved plans. A main level window is being changed to French doors for easier access into the front yard and an upper level deck is being added to take advantage of the mountain views. Both changes are proposed for the portion of the building located within the required 35' front setback facing Conejo Lane. It is Staff's position that the proposed changes enhance the usability of the outdoor living space on a small, steeply sloped lot in the A-1 Zone. There is limited area on the site for improvements that would not encroach into one of the setbacks.

The proposed revisions to the approved plan were reviewed and approved by the Single Family Design Board who acknowledged that there is no increase in the first-floor footprint and that the roof deck adds outdoor living space on the constrained lot.

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 design changes increase the opportunities for outdoor enjoyment without additional floor area in the front setback or resulting impacts to adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated August 9, 2010

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805) 564-5470 X2685

Hezi and Corin Koren
447 Conejo Road
Santa Barbara, CA 93103
805-458-2307 or 805-440-8861

August 9th, 2010

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

Re: Modification Request for 447 Conejo Road; 019-050-017; A-1 Zone

Dear Staff Hearing Officer:

1. Existing situation and the proposed project:
 - a. Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,772 square foot two-story single-family residence and a detached 400 square foot two-car garage. The total of 2,172 square feet on the 9,996 net square foot lot in the Hillside Design District is 59% of the maximum floor to lot area ratio. The new proposal is to build a second floor balcony (230 sq. ft.) on the front of the house encroaching the front setback and to add double doors on the first floor.
2. Specific modification requested and the justification for the request:
 - a. The modification being requested is to add a second story balcony on the roof of the front of the house and to add double doors on the first floor leading out from the living room. The balcony encroachment of the front setback will allow us to have some outdoor living space on a constricted property. It is also our best view on the property, facing the mountains across. There are no properties in front of ours.
 - b. Also proposed are double doors on the first floor leading out from the living room to a front yard patio. These will also allow us to expand our living space when having company or for enjoying the view of the mountains.
3. Benefits:
 - a. The major benefits of having both of these modifications will be to create a more open and livable space in a constricted home. It also fits the neighborhood, as almost every other house has a double door outdoor patio and/or deck. The other benefit is the already mentioned view of the mountains.

Sincerely,

Hezi and Corin Koren

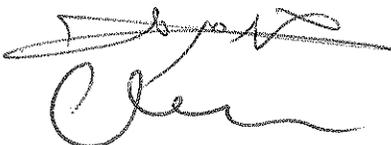


Exhibit B