



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 13, 2010  
**AGENDA DATE:** October 20, 2010  
**PROJECT ADDRESS:** 468 Conejo Road (MST2010-00234)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RB*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 9,778 square foot project site was previously developed with a 1,104 square foot single-family residence and detached 300 square foot garage with roof deck, which were destroyed in the Tea Fire. The proposed project involves the construction of a 1,215 square foot single family residence. The garage will be reconstructed under a separate permit. The discretionary applications required for this project are Modifications to permit new construction within the required thirty five-foot (35') front and fifteen-foot (15') interior setbacks (SBMC §28.15.060).

Date Application Accepted: September 13, 2010 Date Action Required: December 13, 2010

### 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:	Lori Kari	Property Owner:	Peter Amstutz
Parcel Number:	019-061-017	Lot Area:	9,778 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant – Tea Fire	Topography:	21% Slope

#### Adjacent Land Uses:

North – One-Family Residence	East - Conejo Road
South – Vacant – Tea Fire	West – Vacant – Tea Fire

**B. PROJECT STATISTICS**

	<b>Previously Existing</b>	<b>Proposed</b>
Living Area	1,104 sf	1,215 sf
Garage	300 sf	under separate permit

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,312 sf 13%      Hardscape: 2,146 sf 23%      Landscape: 6,320 sf 64%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.37      Proposed FAR: 0.15      = 41.6% of Max. Allowed FAR

**IV. DISCUSSION**

The project site was developed with a single family residence and detached garage in 1960. Due to different development standards at the time, both the residence and garage are non-conforming to the current front and interior setbacks. The proposed rebuild is basically the same residence but with minor changes for improved function. Those changes include window and door changes, a 111 square foot expansion of the previous footprint, and an increase in the roof height to meet code requirements and improve drainage. Those changes require Modification approval for alterations within required setbacks. The garage walls are still standing. Replacement of the roof and deck are being replaced in like, do not require Modification approval, and are being processed under a separate permit. The project has been reviewed by the Single Family Design Board who considers the entire project to be a "like for like" rebuild, and forwarded the item to the Staff Hearing Officer for action. Staff recognizes the site constraints associated with a 9,778 square foot lot, the A-1 Zoning setbacks, and the additional 25' setback required from the top of the Conejo Slide boundary which further reduces the buildable area on the lot. It is Staff's position that the Modifications will allow for a replacement residence similar to the previous development, with only minor expansions for improved function.

**V. 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 an appropriate improvement on the lot. The proposed encroachment into the required front and interior setbacks allow for a rebuild of the previously existing residence with minor expansion and changes for an improved living situation, without impacts to the neighbors.

Said approval is subject to the condition that the two-car garage is rebuilt on site prior to the certificate of occupancy being issued.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 10, 2010
- C. SFDB Minutes

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

10 September 2010

City of Santa Barbara  
630 Garden Street Santa Barbara CA 93101  
Attn. Roxanne Milazzo

Ref. Modification for  
Kirran Moss/ Peter Amstutz Residence  
468 Conejo Rd  
Santa Barbara CA 93103  
APN. 019.061.017 Zone A-1

Dear Ms. Milazzo

On behalf of my clients, Kirran Moss and Peter Amstutz, I am requesting two modifications for a tea fire rebuild of a single family residence.

The existing conditions are:

- This 9,778 square foot property is in an A-1 zoning with 15' side and rear yard setbacks and 35' front yard setback. The original residence and garage footprints encroach into the side and front yards.

The specific modification requests are to allow:

- Expansion of the residence into the front and side yard setback [two modifications]. This will include changing door and window locations, increasing building footprint, and raising the roof height.

The positive aspects of the request for modifications are:

- The slight increase in square footage is beneficial for a more comfortable living arrangement [from 1,102 net to 1,215 net]. The expansion is required to the front and side as the existing house footprint restricted by existing retaining walls in the rear and side, and due to structural considerations. The height increase is required to allow for roof framing members that meet current code requirements. The shed roof will increase by 1'-3" at the low point to approximately 10'-6" off adjacent grade and the roof will increase by 2'-3" at the high point to approximately 14' off adjacent grade. The doors and windows are adjusted slightly in similar locations to accommodate the floor plan design.

Thank you for the opportunity to present this modification request. Please contact me if you have any questions or requests for additional information.

Sincerely



Lori A. Kari, Architect  
Agent for the Owner

**468 CONEJO RD – SFDB Minutes – August 16, 2010**

A-

Assessor's Parcel Number: 019-061-017  
Application Number: MST2010-00234  
Owner: Peter Jon Amstutz  
Architect: Lori Kari

(Proposal to construct a new one-story 1,210 square foot single-family residence. A 300 square foot garage is being replaced like-for-like under a separate permit. Staff Hearing Officer approval of modifications is requested for the house to encroach into the front and interior setbacks. The proposed total of 1,510 square feet on the 9,778 square foot lot in the Hillside Design District is 42% of the maximum floor to lot area ratio. A house and garage on this site were destroyed in the Tea Fire.)

**(Comments only; project requires Staff Hearing Officer review of modifications.)**

A letter in opposition from Paula Westbury was acknowledged.

Continued indefinitely to the Staff Hearing Officer with the following comments:  
1) The project is primarily like for like. Structural and cost reasons result in an expansion of the building. 2) Clarify on plans that everything outside of garage is part of this application. The understanding is that the garage and deck above it are not in the scope of this project. 3) Provide a sample of roofing material. 4) Restudy the front stairs. 5) Provide a landscaping plan.