



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 2, 2011
AGENDA DATE: March 9, 2011
PROJECT ADDRESS: 533 Conejo Road (MST2010-00389)
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 7,046 square foot project site has frontage on to Conejo Road and Conejo Lane. Previous development on site consisted of a 1,417 square foot single-family residence and attached 402 square foot garage, which were destroyed in the Tea Fire. The proposed project involves the construction of a 2,115 square foot single family residence and attached 402 square foot two-car garage. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five (35') foot front setback facing Conejo Lane and both 15' interior setbacks (SBMC §28.15.060).

Date Application Accepted: February 8, 2011 Date Action Required: May 8, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Arthur Galindo	Property Owner:	Miguel & Zenaida Mardueno
Parcel Number:	019-062-003	Lot Area:	7,046 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant – Tea Fire	Topography:	32%

Adjacent Land Uses:

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

B. PROJECT STATISTICS

	Previously Existing	Proposed
Living Area	1,417 sf	+ 698 sf = 2,115 sf
Garage	402 sf	402 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,456 sf 19% Hardscape: 2,395 sf 34% Landscape: 3,195 sf 47%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.42 Proposed FAR: 0.30 = 71.6% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves the construction of a new two-story, single family residence to replace development on a site destroyed by the Tea Fire. The proposed development will maintain nearly the same first-floor footprint as the former house, which was located within the Conejo Lane front setback and both interior setbacks. The previous floor area will be expanded on the second story by 799 square feet. Modifications are required for changes to window and door locations and the architectural style of the rebuild within interior setbacks, and for a 45 square feet portion of the second story that will be located within the required front setback off of Conejo Lane. Staff supports the Modifications, which will allow for an expanded residence within the same general footprint as the previous house, on a small lot constrained with A-1 Zoning requirements and two street frontages. The project was reviewed by the Single Family Design Board on January 24, 2011 and received favorable comments related to its size, bulk, and scale.

V. FINDINGS

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 changes within required setbacks allow for a single family residence and garage to be replaced and upgraded on a lot with several development constraints.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated 2/8/11
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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2/8/11

**MODIFICATION REQUEST
533 CONEJO ROAD**

APPLICANTS LETTERS

1. Prior to the tea fire there was a single family home with a 2 story addition over garage with a full balcony. A total of 1417 sq. ft. net living area and 402 sq. ft. net garage.
We are proposing to add a new second story addition of 698 net sq. ft. area to what was 1417 net sq. ft. pre-fire. Total proposed new construction would be 2115 net sq. ft. plus 402 net sq. ft. garage.

A STATEMENT OF THE SPECIFIC MODIFICATION REQUESTED

2. To allow approximately 45 sq. ft. of new second story addition to encroach into the second story front 35' set back off Conejo Lane private road.

JUSTIFICATION FOR REQUEST

2. By allowing us to encroach into the 35' second story front set back off of Conejo Lane would allow us to complete a full and functional architectural design.

The 45 sq. ft. that we need would allow us to have a hallway to the second story bedrooms.

533 CONEJO ROAD – SINGLE FAMILY DESIGN REVIEW MINUTES

January 24, 2011

Continued indefinitely to Staff Hearing Officer and return to Consent with the following comments:

- 1) The Board finds the size, bulk, scale, and style of the architecture acceptable.
- 2) The Board finds the requested zoning modifications acceptable as they do not pose any negative aesthetic impacts. The Board appreciates that the addition to the second story observes the interior setback on the northerly property line.
- 3) Provide a preliminary landscape plan.
- 4) The landscape plan shall be reviewed and approved by Ann Marx, Fire Inspector II, for High Fire Area compliance, prior to approval by the Board.
- 5) The Board finds the front yard balcony acceptable given the original house had a larger balcony in that same location, that the balcony is located a minimum of 10 feet from the property line and it over looks the front portion of the property.