



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 4, 2009
AGENDA DATE: March 11, 2009
PROJECT ADDRESS: 317 Conejo Road (MST2009-00024)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *Rmf*

I. PROJECT DESCRIPTION

The 12,893 square foot project site has frontage on to both Conejo and Sherman Roads. The proposed project is a request to rebuild a single-family residence and detached garage destroyed in the Tea Fire. The proposed 1,700 square foot one-story house is designed with 80 square feet of additional floor area and a raised wood floor which results in the residence being approximately two feet higher than the prior 1,620 square foot structure. The project includes a 460 square foot detached two-car garage, which replaces the previous carport, and decking around three sides of the residence. The discretionary applications required for this project are Modifications to permit alterations within the required 35' front and 15' interior setbacks (SBMC §28.15.060).

Date Application Accepted: February 9, 2009 Date Action Required: May 9, 2009

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Rayner Spencer	Property Owner:	Dor Stampfli
Parcel Number:	019-050-025	Lot Area:	12,893 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant	Topography:	28%

Adjacent Land Uses:

North – Residential Lot	East - Sherman Road
South – Conejo Road	West – Residential Lot

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	1,620 sf	1,700 sf
Garage	460 sf	460 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,710 sf 21% Hardscape: 354 sf 3% Landscape: 9,829 sf 76%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.32 Proposed FAR: 0.17 = 52.5% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

The pre-fire development on site was located within the front and three 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 requires Modification approval.

V. DISCUSSION

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 28%. On February 2, 2009 the SFDB reviewed the project and continued it to the Staff Hearing Officer with the following comments: 1) provide photographs of existing landscaping, roof tear sheet, colors and materials board; 2) specify windows; 3) remove deck from setback, the deck may be extended to east side; 4) modification request for the stair at northwest corner in setback and higher house in setback are supportable given low roof of house; 4) the proposed roof is better than rolled roofing.

The proposed project involves the rebuild of a single family residence destroyed in the Tea Fire. Both the residence and the uncovered parking, which were originally created in 1956, were located within the required 35' front and 15' interior setbacks. The proposed residence will be constructed in the previous location along with an 80 square foot expansion. To improve access, the finished floor of the new residence will be raised approximately 2 ½' to match the grade of the new garage. New decking on three sides of the residence provides landings and accessible decks from the new finished floor level. Portions of the landing and stairs leading down from the decks will encroach into required interior and front yards. Modifications are necessary to increase the residence's height, and to construct a new garage, decks, and access stairs within required setbacks.

It is Staff's position that the changes and expansion of floor area within the required front and interior setbacks will allow the rebuild of the previous residence and parking areas with minor changes for improved use. Staff understands the necessity of the Modifications due to the site constraints associated with the irregular shaped, undersized, and slope constrained lot.

VI. FINDINGS AND CONDITIONS

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 the lot. The proposed encroachments within the required front and interior setbacks will allow an improved rebuild of the residence and parking, with minor changes that do not result in additional floor area within required setbacks.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated 2-9-09

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Phone: (805) 564-5470

2.9.09

to whom it may concern:

My House was burned in the fire and some adjustments on the house and garage need to be made. The address is 317 Coeys Rd Santa Barbara CA, 93103.

The modification request consist of the changes as follows. A portion of the deck in front and behind house are in the setback, the side of the house which will be raised to garage level is also in set back. We are also proposing to enclose the covered carport.

There are many benefits to these changes, i.e. accessibility, convenience, and beauty.

Thank you

D. [Signature]

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