



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 1, 2009
AGENDA DATE: April 8, 2009
PROJECT ADDRESS: 428 Conejo Road (MST2009-00110)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RUB*
 Roxanne Milazzo, Associate Planner *Rat*

I. PROJECT DESCRIPTION

The 6,711 square foot project site is a through lot with frontage onto Conejo Road to the east and west. The lot was previously developed with a single family residence and attached one-car garage, which were destroyed in the Tea Fire. The proposed project involves the reconstruction of the previous structures and the addition of a 411 square foot second story for the residence. The discretionary application required for this project is a Modification to permit 125 square feet of the second story to be located within the required 35' foot front setback (SBMC §28.15.060).

Date Application Accepted: March 23, 2009

Date Action Required: June 23, 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: Dale Pekarek	Property Owner: Duncan & Maria Thomas
Parcel Number: 019-061-011	Lot Area: 6,711 sf
General Plan: Major Hillside	Zoning: A-1
Existing Use: Vacant	Topography: 29% slope

Adjacent Land Uses:

North – Vacant (Tea Fire)

East - Vacant (Tea Fire)

South - Vacant (Tea Fire)

West - Vacant (Tea Fire)

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	937 sf (net)	1,348 sf (net)
Garage	232 sf (net)	232 sf (net)

C. PROPOSED LOT AREA COVERAGE

Building: 1,245 sf 19% Hardscape: 656 sf 10% Landscape: 4,810 sf 71%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.43 Proposed FAR: 0.24 = 54.9% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Front Setback 35' Required 27' 8" Proposed

V. DISCUSSION

Due to the project site's location within the Hillside Design District and an overall slope in excess of 20%, the proposed project is subject to review by the Single Family Design Board (SFDB). On March 9, 2009 this project was reviewed by the SFDB and forwarded to the Staff Hearing Officer with the following comments: 1) Study a gable roof instead of a shed roof at the first floor; 2) Provide a landscape plan; 3) Re-stucco the burned retaining wall; 4) Stucco the low block wall at the street; 5) Lower the second-story plate from nine feet to 7.5 feet; 6) Return with door and window details, and; 7) The modification request is supportable.

The proposed project involves the rebuild of a residence with attached one-car garage destroyed in the Tea Fire. The residence and garage, which were originally built in the 1950's, were non-conforming to the required 35' front and 15' interior setbacks, and required open yard area. The proposal is to replace the building, and add a 411 square foot second story. The second story observes the required interior setbacks but is proposed within the required front setback to the east. The applicant's position is that stacking the second story above the walls of the first story will allow the reuse of existing screw anchors and caissons, which results in reduced construction costs.

It is Staff's position that the 125 square foot portion of the second story that will encroach into the front setback does not result in further ground disturbance over what previously existed and can be justified considering the site constraints associated with two front setbacks, a 29% site slope, and A-1 Zone setbacks on a 6,711 square foot lot. Staff appreciates that the placement of the second story in the center of the first floor provides adequate separation from neighboring properties that will likely be re-built in the future.

VI. 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 second story addition will provide an expanded floor plan within the previously existing footprint on a constrained lot, with no impacts to the neighborhood.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated March 23, 2009

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

The Fine Line

5290 Overpass Road # 125
Santa Barbara, Ca 93111

March 23, 2009

City of Santa Barbara
Community Development Department
Planning Division
630 Garden Street
Santa Barbara, CA 93101

RE: Modification to encroach into front yard setback

To Roxanne Milazzo;

We are requesting a modification from the front yard setback.

This property is located in the A-1 zone (which is one acre or more) with very restrictive setbacks. Our property is an only a 6,711 square foot lot. The current setbacks for the front yard are 35 feet with interior setbacks of 15 feet. This home was developed in the 1950's with much less setback restriction.

We had a 960 square foot one story home destroyed by the Tea Fire. We would like to replace this home with a 1449 square foot two story home. The first floor will follow the footprint of the previous home (built in the 1950's).

Our request for a modification is to allow us to place the new second floor Master bedroom approximately +/- 7'-0" into the front yard setback. Thus "stacking" the second floor over the wall below for structural purposes and saving a considerable amount of costs. The side yard setbacks will not be affected

We hope that you will recognize our home as being on a restricted lot size approved by the City and grant us modification for the second floor encroachment.

Sincerely,



Dale S. Pekarek

The.fineline@verizon.net
Phone 805-964-4625
Fax 805-964-4484