



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 29, 2009
AGENDA DATE: May 6, 2009
PROJECT ADDRESS: 357 Conejo Road (MST2009-00174)

TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 9,065 square foot project site was previously developed with a single-family residence, a detached two-car carport, detached accessory space and a deck, which were destroyed in the Tea Fire. The project consists of a request to rebuild a new 1,366 square foot one-story single family residence with 168 square foot attached workshop, a 400 square foot attached two-car garage and a deck. The discretionary applications required for this project are Modifications to permit new construction within the required thirty-five foot (35') front setback and the required fifteen foot (15') interior setback (SBMC §28.15.060).

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: V.G. Engineering	Property Owner: Gerald L. & Marian J. Groff Revolving Living Trust
Parcel Number: 019-050-029	Lot Area: 9,065 sq. ft.
General Plan: Major Hillside	Zoning: A-1
Existing Use: Vacant (Tea Fire)	Topography: 25% slope
Adjacent Land Uses:	
North – Conejo Road	East – Conejo Road
South – Conejo Road	West – Residential Lot

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	1,122 sq. ft.	1,366 sq. ft.
Garage/Carport	360 sq. ft. (detached carport)	400 sq. ft. (attached garage)
Accessory Space	264 sq. ft.	168 sq. ft. (attached workshop)

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	35'	8'	8'
-Interior	15'	2'	5'

V. DISSCUSSION

A. DESIGN REVIEW

This project is subject to review by the Single Family Design Board (SFDB) due to its location within the Hillside Design District and an overall site slope of 25%. On April 20, 2009, the project was reviewed by the SFDB and forwarded to the Staff Hearing Officer with support for the requested Modifications.

The proposed project involves the construction of a new single family residence, attached two-car garage, attached workshop and a deck. The prior single family residence, detached carport, detached accessory space and deck were destroyed by the Tea Fire. The original residence and garage, constructed in 1956, were non-conforming to the required 35' front and 15' interior setbacks. In 1985, a modification was approved to convert the non-conforming two-car garage to detached accessory space and to construct a two-car carport and deck within the required 35' front setback. The proposed rebuild is designed to replace the detached carport with an attached garage and to reduce the size of the former detached accessory space within the setbacks, in a different but more conforming location on the lot. Also proposed is a 98 square foot single story addition to the residence located in the required front setback. A conforming 146 square-foot addition is proposed at the rear of the residence.

Although expansion of non-conforming elements are typically not supportable, it is Staff's position that the Modifications being requested will allow for minor expansion of the previous building footprint with minimal exterior changes and will result in a more conforming location for the garage and workshop at the property.

VI. 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 appropriate improvements on this lot. The lot is significantly below the required minimum lot size for the A-1 Zone and is further constrained by its location on a sharp turn and being subject to three front setbacks. The proposed 98 square foot expansion of the residence into the previous non-conforming front setback will allow for a rebuild of the previous home with a minor expansion in the setback, and no further ground disturbance over what existed prior to the Tea Fire. In addition, the conversion of the previous carport to a garage within the front and interior setbacks, and the reconstruction of a smaller workshop within the required interior setback, but in a more conforming location on the property, results in little or no visual change or impact to adjacent neighbors.

Said approval is subject to the condition that any plan submitted in conjunction with this Modification approval includes proof that the portion of the brick driveway located within the public right of way has obtained the necessary encroachment permit.

Exhibits:

- A. Site Plan (full size plans under separate cover)
- B. Applicant's letter dated April 3, 2009
- C. SFDB Minutes

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470



T.G. ENGINEERING
1450 Alhambra Rd. #217
Covina, CA 91724

Telephone: 919-507-4805
Facsimile: 919-507-4816
E-mail: tge@tgeengineering.com

Date: 1/27/02
By: [Signature]

VICINITY MAP



SHEET	DESCRIPTION
A-1	PLOT PLAN
A-2	TOPG AND EXISTING FOUNDATION
A-3	WORK PLAN
A-4	EAST, WEST AND NORTH ELEVATIONS
A-5	ROOF PLAN AND SOUTH ELEVATION

N.T.S.

LEGEND

LAND USE: SINGLE FAMILY DWELLING
 APR # 04-050-024
 SLICE OF PROPERTY: 1/8" AT SOUTH EAST TO 3/8" @ 90° EAST CORNER OF PROPERTY

EXISTING PARKING: 2 CAR GARAGE
 PROPOSED PARKING: 2 CAR GARAGE

SCOPE OF WORK

- REBUILD FIRE DAMAGED S.F.D. ON EXISTING FOUNDATION PLAN (168.0 SQ. FT.)
- 5 BEDROOM, 2 BATH, LIVING ROOM, AND WORK SHOP (TYPICAL FRONT DECK)
- CONSTRUCTION OF NEW 2 CAR GARAGE (IN-CL. OF FIRE DAMAGED 2 CAR GARAGE)
- CARPORT 48.50 FT FRONT ADDITION
- PROPOSED 164.0 SQ. FT. REAR ADDITION ENTRY AND BATHROOM
- EXTENSION
- NEW LIGHT WEIGHT CONCRETE ROOFING

- DISCRETIONARY APPLICATIONS, MODIFICATIONS REQUEST FOR FRONT ADDITION (85 SQ. FT.) AND LOT IN REAR (14 SQ. FT.)

- SEE PROJECT STATISTICS FORM FOR DESIGN REVISION PROJECTS FOR GROSS AND NET SQUARE FOOTAGE.

- CMT: (28.57 SQ. FT.)/271 = 2.49 SQ. FT. AT WEST SIDE OF PROPOSED ADDITION
 - FILL: (24.59 SQ. FT.)/271 = 4.30 SQ. FT. AT EAST SIDE OF PROPOSED GARAGE

Project Title: New Residence for Mr. & Mrs. Gerald & Marian Groff

357 Conejo Road
 Santa Barbara, CA 93103

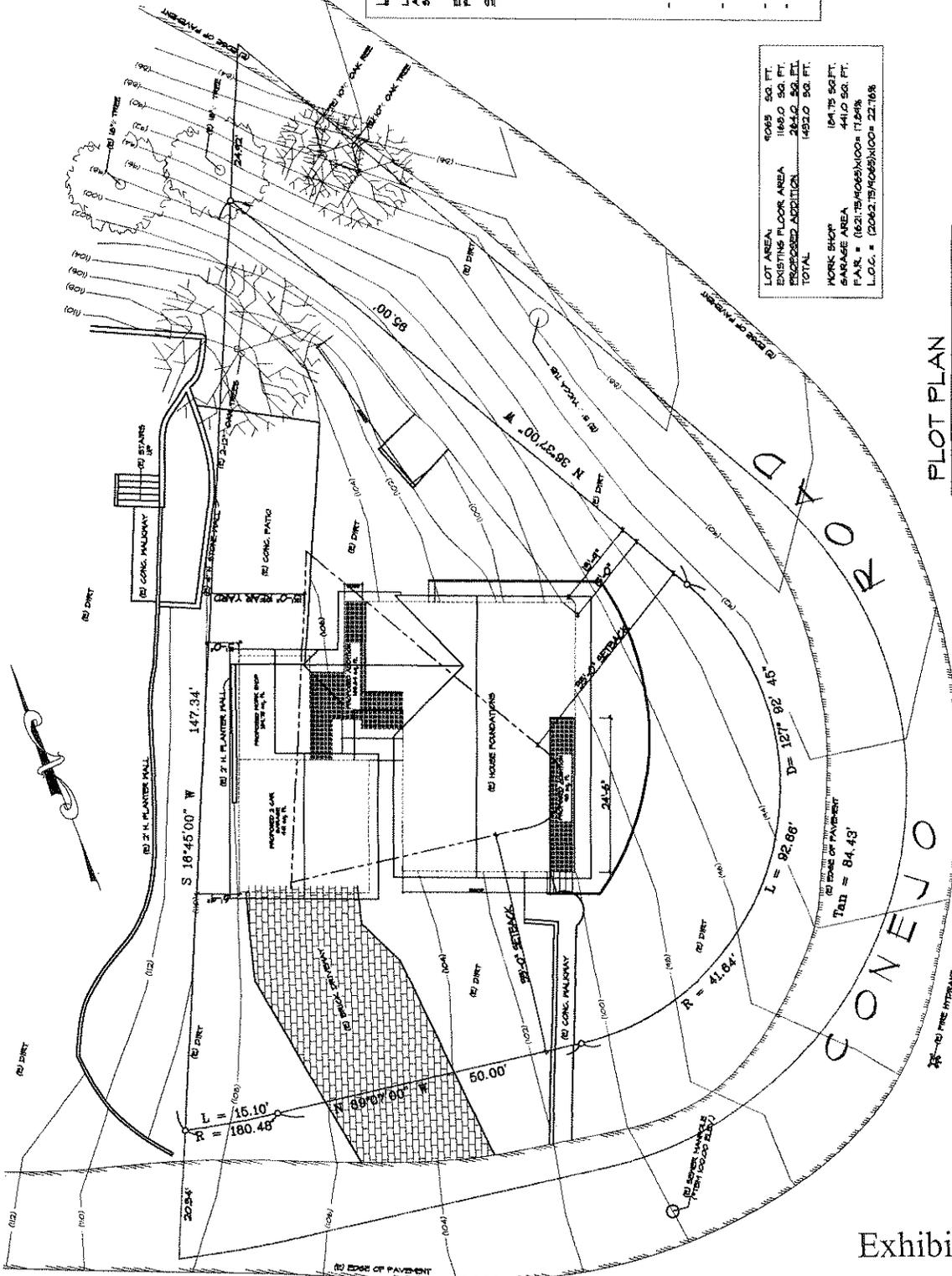
Plot Plan
 Sheet No. A-1

A-1

PROJECT DATA

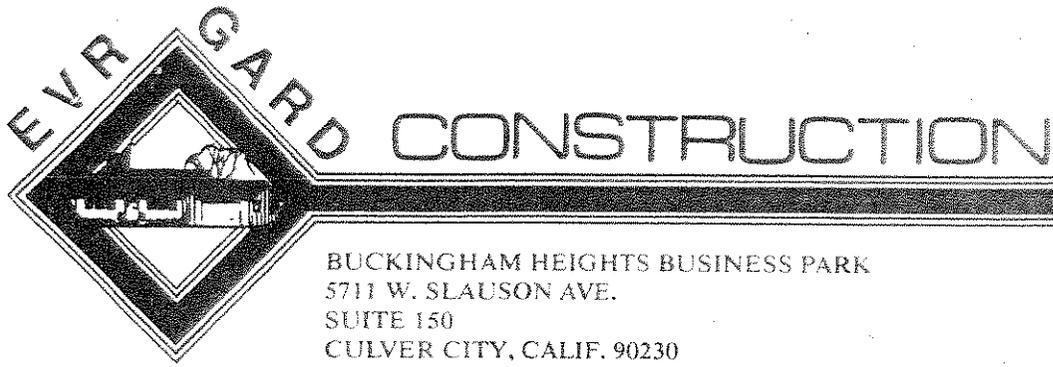
ADDRESS: 357 CONEJO ROAD, SANTA BARBARA, CA 93103
 LEGAL DESCRIPTION: 1/4-050-024 TRACT, 5.00 ACRES TERRACE MAP BOOK PAGE 221 BLOCK 1 LOT 1 ZONING: R-1 OCCUPANCY: TYPE OF CONSTRUCTION: V-4H USE OF STRUCTURE: S.F.D.

LOT AREA:	9045.50 FT.
EXISTING FLOOR AREA:	168.0 SQ. FT.
PROPOSED ADDITION:	284.0 SQ. FT.
TOTAL:	1452.0 SQ. FT.
WORK SHOP:	164.75 SQ. FT.
GARAGE AREA:	441.0 SQ. FT.
F.A.R. = (162.75/1000)X100 = 17.84%	
L.O.C. = (2042.75/1000)X100 = 22.76%	



PLOT PLAN

SCALE: 3/4" = 1'-0"



BUCKINGHAM HEIGHTS BUSINESS PARK
5711 W. SLAUSON AVE.
SUITE 150
CULVER CITY, CALIF. 90230

STATE LICENSE No. 621683
TEL: (310) 215 - 8466
1 (800) 457 - 7585
FAX: (310) 216 - 0048

April 3, 2009

City of Santa Barbara
Building and Safety Department
Modification Officer

To whom it may concern:

We are the general contractors hired by Mr. and Mrs. Gerald Groff of 357 Conejo Road, Santa Barbara, California, to rebuild their home that was destroyed in the Tea Fire.

We propose to rebuild the house almost entirely like the pre-existing one with the following modifications:

1. We would like to replace the two car carport and single car garage combination with a two car garage with an attached workshop. This will be in the same footprint of the carport and garage. This will be much more space effective, and according to the architectural board would have much more curb appeal and would enhance the neighborhood.
2. We would like to replace the 1/12 pitch roof with a 4/12 pitch to allow for better weight distribution of the now required concrete tile roofing and to allow for more attic space.
3. We would like to add an additional 240 square feet of living space contained within nearly the same footprint of the old house. This includes the enclosing of the pre-existing breezeway between the garage and the house. This area will be utilized as a laundry room and a point of entry and egress from the house to the garage. Also we propose to extend the front wall of the new kitchen area outward approximately 4 x 24 feet to make the house a full rectangle as is shown on plans.

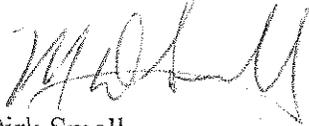
Exhibit B

The above listed modifications will enhance the appearance of the house as well as allow the homeowners to better utilize the space in the home. We will of course comply with all required fire prevention and other building codes in the reconstruction of the Groff's home.

We hope this is all the information you will require in order to get approval on our proposed plans. However, if there is any other information required please feel free to contact me at (800) 457-7585 or my cell number is (310) 629-3687.

Thank you for your consideration in this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Dirk Small', written over a horizontal line.

Dirk Small
Project Manager
Evrard Construction

CONTINUED ITEM**D. 428 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-011
 Application Number: MST2009-00110
 Owner: Duncan A. and Maria Theresa Thomas
 Architect: Dale Pekarek

(Proposal to replace a one-story house and garage destroyed in the Tea Fire. Proposed is a new 1,348 square foot two-story residence with attached 232 square foot one-car garage located in the same footprint encroaching into setbacks. Staff Hearing officer approval is requested for alterations in the setbacks. The proposed total of 1,580 square feet on the 6,848 square foot lot in the Hillside Design District is 54% of the maximum FAR.)

(Approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing officer Resolution 027-09.)

Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued one week to Consent Calendar with the following comments and conditions: 1) the project is compatible with the neighborhood; provides quality architecture; massing and bulk are appropriate; saves trees; 2) obtain Fire Department stamp on landscape plan and provide an irrigation plan; 2) use Creeping Rosemary; 3) provide details for doors, windows, eaves, and railing, and material transition details; 5) provide a color board.

NEW ITEM**E. 357 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-029
 Application Number: MST2009-00174
 Owner: Gerald L. and Marian J. Groff, Trustees
 Architect: V.G. Engineering
 Contractor: Evr-Gard Construction

(Proposal To reconstruct a one-story 1,168 square foot single family residence destroyed by the Tea Fire. The proposal includes a 264 square foot residential addition, an attached 189 square foot accessory space, and a 400 square foot two-car garage on the 9,065 square foot lot in the Hillside Design District. Staff Hearing officer approval is requested for modifications for encroachments into the front and interior setbacks. The proposed total of 2,021 square feet is 58% of the maximum FAR.)

(Comments only; project requires environmental assessment and Staff Hearing officer review for modifications.)

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) the addition on the front simplifies the architecture and is supportable, the roof pitch change and two-car garage and alterations at the rear are supportable, the work at rear is not visible from the street; 2) study roof venting; 3) indicate location of front door for visitors, perhaps with a walkway or gate; 4) suggest aluminum-clad windows; 5) study the understory of large deck, perhaps add a terraced planter; 6) consider wrought iron railing; 7) restudy the S-tile roof material; 8) provide colors, door and window details, eave details, cut sheet of exterior light fixtures, and a cut sheet of garage door.