



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 24, 2009
AGENDA DATE: July 1, 2009
PROJECT ADDRESS: 217 Conejo Road (MST2009-00079)
TO: Bettie Weiss, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RUB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The two acre project site was previously developed with a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 3,036 square foot residence and attached 515 square foot two-car garage. The rebuild will result in approximately 246 square feet of additional floor area over what previously existed. The discretionary application required for this project is a Modification to permit new construction and alterations within the required 35' front setback (SBMC §28.15.060).

Date Application Accepted: June 1, 2009

Date Action Required: September 1, 2009

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:	Pacific Architects	Property Owner:	Karen Silberstein
Parcel Number:	019-041-033	Lot Area:	87,421 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant	Topography:	36% slope

Adjacent Land Uses:

North – Stanwood Drive

East - Vacant

South – Conejo Road/ Orizaba Lane

West – One-Family Residence

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	2,790 sf	3,036 sf
Garage	500 sf	515 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,287 sf 3% Hardscape: 3,500 sf 4% Landscape: 81,634 sf 93%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement	Previously Existing	Proposed
Front	35'	25'	25'

V. DISCUSSION

The proposed project involves a rebuild of a single family residence with attached garage to replace structures lost in the recent Tea Fire. The previous development, which was constructed in 1992, received Modification approval to be built with a 25' front setback. The proposed development will utilize the same building area and will include a 246 square foot expansion for the residence. Approximately 87 square feet of the new floor area would be located within the required 35-foot front setback. It is Staff's position that the site constraint associated with the steep topography limits the building envelope for this site and that the expansion of the residence in line with the previously approved 25' setback is supportable. Due to the difference in grade between the building pad and the right-of-way, the residence will appear to be a single story structure from the street. The project was reviewed by the Single Family Design Board on March 2, 2009 and continued indefinitely to the Staff Hearing Officer.

VI. FINDINGS AND CONDITIONS

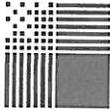
The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed encroachment allows for a minor expansion of the residence that matches the previously existing setback. Although the site is large, it is constrained by steep slopes, which limits the area available for development. Given the minor nature of the proposed expansion and its distance from adjacent properties, this proposal will not adversely impact the neighborhood. Said approval is subject to a condition that one of the two laundry facilities be removed from the floor plan.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated June 1, 2009

STAFF HEARING OFFICER STAFF REPORT
217 CONEJO ROAD (MST2009-00079)
JUNE 24, 2009
PAGE 3

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



Pacific Arc INC. Architects

June 1, 2009

City Of Santa Barbara- Zoning Department- Modification Request
630 Garden Street
Santa Barbara, CA. 93102
805-564-5470
805-897-1904

Re: Modification Request Letter
Project Address: 217 Conejo Road Santa Barbara, CA
APN: 019-041-07033
Zone District: A1 / Single Family Residence

Dear Modification Hearing Officer:

The Original Single Family Home at 217 Conejo Road was a 2,790 s.f. (Net) two story residence with a 500 s.f. (Net) attached 2-car garage on a large 87421 s.f. lot. The home burned down in the Tea Fire in 2008. The Owner is preparing to rebuild a similar home, slightly larger, 3036 s.f. (Net) with a 515 s.f. attached 2 car garage, in roughly the same location on the site. Because of the steep terrain and access from the street for both pedestrians and automobiles we have chosen to try to place the new home on relatively the same pad. It is also our intention to try to reduce any additional site grading and vegetation removal that would occur if we decided to relocate the building onto another portion of the lot.

The required front setback for this zone is 35'-0". We are proposing a 25'-0" setback. The existing residence had been originally built in the setback and had been approved and permitted as such. We would abide by that original setback distance of 25'-0" for this replacement Home. In the new Plan we are extending the master Bedroom and bathroom on the west end of the home. The new home will be slightly longer and therefore more length would be within the setback but it would not get closer to the street than the original home had been. There are no neighbor homes directly across the street in this area and we plan to have the slope between the home and the roadway well landscaped.

Because of these site constraints we are requesting a front yard setback modification from the required 35'-0" to a 25'-0" setback.

Please call if you have any questions or if you need anything else. Thank You,

Sincerely,



William S. Wolf
For Pacific Arc INC. Architects
cc: File

1117 Coast Village Road • Santa Barbara, California 93108
telephone: 805.565.3640 • facsimile: 805.565.3641 • email address:
bwolf@pacificarchitectsinc.com

Exhibit A