



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 30, 2009
AGENDA DATE: October 7, 2009
PROJECT ADDRESS: 515 Conejo Lane (MST2009-00381)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 8,329 square foot project site has frontage on to both Conejo Lane and Conejo Road. The proposed project is a request to build a single-family residence and detached garage on a property whose previous development was destroyed in the recent Tea Fire. The proposed residence is approximately 500 gross square feet larger than the previous residence. The discretionary application required for this project is a Modification to permit additions and alterations within the required 15' interior setback (SBMC §28.15.060).

Date Application Accepted: September 15, 2009 Date Action Required: December 15, 2009

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Archart, Inc.	Property Owner:	Elizabeth Faoro
Parcel Number:	019-062-009	Lot Area:	8,329 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant	Topography:	27% Slope

Adjacent Land Uses:

North - Vacant	East - Conejo Lane
South - Vacant	West - Conejo Road

B. PROJECT STATISTICS – GROSS FLOOR AREAS

	Previously Existing	Proposed
Living Area	1,637 sf	2,142 sf
Garage	394 sf	440 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,070 sf 25% Hardscape: 2,000 sf 24% Landscape: 4,259 sf 51%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.39 Proposed FAR: 0.30 = 77.3% of Max. Allowed FAR

IV. DISCUSSION

Due to the project site's location within the Hillside Design District and the overall slope, the project is subject to review by the Single family Design Board (SFDB). On September 8, 2009, the proposed development was reviewed by the SFDB on consent, given favorable comments, and forwarded on to the Staff Hearing Officer.

The proposed project involves the rebuild of the previously existing structures with minor expansion. The garage will be expanded in its previous location to meet minimum interior dimensions. The residence is being expanded one foot in the front and four feet in the rear. Two bay windows and a new entry will be added to the front of the residence. The four feet being added to the rear of the residence will result in a minor expansion of the previously existing floor plan for improved function and relocation of the second story access stairs.

Because the previous residence was located 10' from the southern interior property line, the project requires Modification approval to construct a uniform expansion within the required 15' interior yard setback. Approximately twenty square feet of first and second floor areas, and two bay windows are proposed within the interior setback. Staff understands the site constraints associated with the size of this lot, the two front yards, the steep slope, and A-1 zoning requirements. Therefore, Staff supports the minor expansion of the previous floor plan for improved function, and because the expanded floor area does not include any new openings in the setback.

Staff does not support the addition of bay windows on either floor level, as they would encroach even further into the previously nonconforming building setback.. A conforming option exists and should be further explored.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification to allow a uniform floor plan expansion is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed Modification for interior yard encroachment allows for a uniform expansion of the previous development with no impacts to the adjacent neighbor.

The Staff Hearing Officer finds that the Modification to allow the bay windows within the required interior setback is not consistent with the purposes and intent of the Zoning Ordinance and is not necessary to secure an appropriate improvement on the lot. The addition of the bay windows further reduces a non-conforming setback with additional usable area within the intended buffer zone.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 15, 2009

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805) 564-5470

ARCHART

inc

ARCHITECTURE
LANDSCAPE ARCHITECTURE

805.969.4974

Sept. 15, 2009

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: 515 Conejo Lane, SB, CA ; APN 019-062-009; Land Use Zone: A-1

Dear Staff Hearing Officer:

There was an existing two story house (1637sq.ft. gross), exterior deck (230 sq.ft.) and detached garage (394 sq.ft. gross) located on this site but all were destroyed in the Tea Fire on Nov. 13-14, 2008. The existing improvements at the time were a total loss. The existing two story side of the house (South side) and the side of the deck encroached into the side yard setback approximately 4'-8" and a second story walkable bay window encroached an additional 2'-0" into the side yard setback. The remaining sides of the house and deck conformed to zoning. The garage, which was dug into the front embankment, encroached into the front yard setback approximately 19'-6".

The owners wish to rebuild their house in the same location and in the same general configuration as the destroyed property, but with some functional improvements. The proposed two story house is 1919 sq.ft. net (2142 gross) with a 218 sq.ft. net (230 gross) deck and a 400 sq.ft. net (440 gross) detached garage. The new house will be located in the same position as the previous house, except the front entry and living room will expand 12 inches toward the front and the rear will enlarge 24 inches in the one story portion and 48 inches in the two story portion. The new stair will extend an additional 2'-4" to the rear. The new configuration will be about 410 sq.ft. larger than the destroyed house. The new deck will be in the same location as the previous deck and will have an open arbor covering that conforms to setbacks. The garage will be in the same location as the previous garage, but will be enlarged to conform with the City size requirements.

A statement of the specific modification requested and the justification for the request

We request a modification to allow a 4 foot wide portion of the first and second story of the rebuilt residence to encroach 4'-8" into the side yard setback, and for a first and second floor bay window to encroach 6'-8" into the side yard setback (i.e. 2 feet beyond the building wall face. This will allow the two bedrooms on the first floor, as well as the master bedroom and sitting room on the second floor to be a reasonable size.

The site is in an A-1 Zone which requires a site area of 43,560 sq.ft., a front set back of 35 feet and interior setbacks of 15 feet. This lot is located between Conejo Road and

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Conejo Lane, so both the front and the rear (or secondary front) require a 35 foot front yard setback. The existing site is 9109 sq.ft. gross. 8000 sq.ft. is the minimum size lot for the E-3 zone. (Because of slope density requirements the lot is actually the size required for an R-1 lot.) If this was an E-3 lot, the set backs would be 20 feet for the two front yards and 8 feet for the side yards and we would meet the setback requirements with the design proposed with no modification required. As you can see, due to the zoning of this parcel, the site is unreasonably constrained.

The buildable area of the site is further constrained because of the steepness of the upper and lower slopes and the existing retaining walls. The existing building pad defines the buildable space. In order to accommodate the owner's family extra space is needed for the three bedrooms and a sitting (or family) room. The additional 18.7 sq.ft. of floor area on each floor that we are requesting is very minor, allows the bedrooms to be a usable size, and is a reasonable request. (Note that the previous bedrooms were 10 feet wide and the sitting room was 7'-6" wide.)

The modification request includes two bay windows, one on the first floor and one the second floor. The deck ledge of the bay windows will be set at 3 feet above the floor so they will be a decorative element only. They are important because they help break up the two story side elevation and mirror symmetrically the replaced second story bay window at the master bedroom. They are merely an architectural element and would be allowable by zoning if the site was zoned E-3.

No modification is required for the bay window at the master bedroom, because it is a replacement of the bay window that was destroyed by the Tea Fire.

No modification is required for the garage enlargement, because we are merely replacing the garage in its former location, while enlarging it to conform to zoning size requirements.

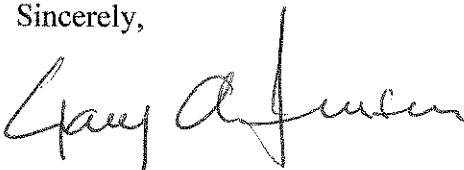
Note that the proposed addition that requires a modification will face the neighbor's driveway and that the neighbors building pad is beyond the driveway.

Provide a detailed statement describing the benefits of the project.

The major benefit of allowing the encroachment into the setback area is that the proposed location reduces the size bulk and scale of the replacement residence by putting the addition in the rear of the property instead of in the front where it would have a larger impact on the streetscape. It also allows the architecture to maintain a uniformity of style and proportion. The bay windows break up the building mass as well by providing more architectural detail and relief. For the owner the benefit is to create rooms that are usable in width.

Please approve this reasonable request for a survivor of the Tea Fire.

Sincerely,



Gary A. Jensen