



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 11, 2009  
**AGENDA DATE:** November 18, 2009  
**PROJECT ADDRESS:** 501 Conejo Road (MST2009-00269)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Roxanne Milazzo, Associate Planner *Rmt*

### I. PROJECT DESCRIPTION

The 11,190 square foot project site has frontage on Conejo Road and Conejo Lane. The previous development on site consisted of a single-family residence and detached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a new 1,667 square foot, 2-story single family residence with attached 484 square foot 2-car garage. The discretionary application required for the project is a Modification to permit new construction within the required 35' front setback off of Conejo Lane (SBMC §28.15.060).

Date Application Accepted: October 13, 2009      Date Action Required: January 13, 2010

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Ubaldo Diaz	Property Owner:	Michael Symanski
Parcel Number:	019-062-011	Lot Area:	11,190 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant – Tea Fire	Topography:	20% Slope

#### Adjacent Land Uses:

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

**B. PROJECT STATISTICS**

	<b>Previously Existing</b>	<b>Proposed</b>
Living Area	1,154 sf	1,667 sf
Garage	294 sf	484 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,936 sf 17%      Hardscape: 2,910 sf 26%      Landscape: 6,344 sf 57%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.35      Proposed FAR: 0.19      = 55.2% of Max. Allowed FAR

**IV. DISCUSSION**

This project involves a rebuild of a Tea Fire property that was previously developed with a single family residence and detached garage. Previous development on site was non-conforming to the 30-foot Conejo Lane front and the northern 15-foot interior setbacks. The proposed project consists of a two-story residence with attached two-car garage. Although the residence's floor area has been designed to comply with all setbacks, the applicant is requesting Modification approval to allow a veranda style front porch and the new garage to be located within the required front setback off of Conejo Lane. Although Staff discourages Modification requests on vacant lots, we recognize the site constraints associated with this property and recognize the benefits the Modification will provide. The 11,190 square foot lot is undersized for the A-1 Zone which would require a newly created lot with 20% slope to be at least two acres in size. Added to the size constraint is two front yards, each with a thirty-five foot front setback. The Modification will allow the previously undersized garage to be replaced with a regulation sized two-car garage. The front porch is an architectural improvement over what previously existed and provides an extension of the outdoor living space on this sloped property..

**V. 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 encroachment into the front setback facing Conejo Lane will allow an attached 2-car garage to provide conforming parking for the constrained site and a front porch to create an outdoor amenity and enhance the front entry of the structure without adding additional floor area within the front setback..

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated 10-29-09
- C. SFDB Minutes

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10-29-09

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

Modification Request for 501 Conejo Rd, Zone A-1

1. This previous 1154 sf one story single family residence, with a 294 sf detached 2-car garage and a 120 sf shed structure was destroyed during the tea fire. A portion of the residence and one of the shed structures were encroaching the 15' side yard setback on the northerly side of the property. On the westerly and southerly sides there were 2 more shed structures encroaching the 15' and 35' side and front yard setbacks and finally on the easterly side the previous detached 2 car garage was encroaching the 35' front yard setback.
2. The Modification being requested is to allow the proposed front porch for the new residence to be located encroaching the 35' front yard setback, and also to allow the proposed attached 2-car garage to encroach the 35' front yard setback. In the proposed project all the living space areas are complying with the setbacks requirements and the garage is being pushed back so the encroachment is less. The site is subject to several constraints like having two 35' front yard setbacks, also a 30' easement and a much stepped hill side, and because of that we ended up with a very minimum amount of sf to place our new building. The purpose of the front porch is for the owner to have a covered area where he and his family can spent time and enjoy the great views that the site offers, and also we think that the porch can be a very nice enhancement to the building and neighborhood.
3. Finally, the benefits of having these modifications approved are that we are proposing a project that complies in a better way than the previous with the municipal code, and we think that it will enhance the neighborhood and at the same time the garage will not be right against the conejo lane easement.

Sincerely

Exhibit B

## **501 CONEJO ROAD – SINGLE FAMILY DESIGN BOARD REVIEW MINUTES**

**June 15, 2009**

Continued one week with comments: 1) reduce garage plate height; 2) lighten the front porch to be less massive; 3) reduce the second-floor to meet setback; 4) the modification request is supportable.