



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 17, 2010  
**AGENDA DATE:** March 24, 2010  
**PROJECT ADDRESS:** 345 Conejo Road (MST2010-00024)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DJK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 12,284 square foot project site has frontage on to Conejo Road and Conejo Lane. Previous development on site consisted of a single-family residence and detached garage, which were destroyed in the Tea Fire. The proposed project involves the construction of a 1,850 square foot single family residence and attached 450 square foot two-car garage. The discretionary application required for this project is a Modification to permit new construction within the required fifteen-foot (15') interior setback (SBMC §28.15.060).

Date Application Accepted: March 1, 2010      Date Action Required: June 1, 2010

### 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:	JM Holliday Associates	Property Owner:	Heather McBurnie
Parcel Number:	019-050-028	Lot Area:	12,284 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant – Tea Fire	Topography:	23%

#### Adjacent Land Uses:

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

**B. PROJECT STATISTICS**

	<b>Previously Existing</b>	<b>Proposed</b>
Living Area	1,450 sf	1,850 sf
Garage	550 sf	450 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,267 sf 18% Hardscape: 1,660 sf 14% Landscape: 8,357 sf 68%

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

Max. Allowed FAR: 0.33 Proposed FAR: 0.20 = 62.2% of Max. Allowed FAR

**IV. DISCUSSION**

The proposed project involves the construction of a single family residence with attached garage on a lot previously developed with a single family residence and garage destroyed in the Tea Fire. The proposed development is requesting a Modification approval to allow portions of the residence and garage to be located within the required fifteen foot interior setback along the western portion of the property.

Property records indicate that the previous development on site was conforming to current zoning setbacks with the exception of the garage which was located towards the rear of the lot and 5' off the western property line. The proposed design maintains the 5' setback for the garage but relocates it to the front of the site, outside the front setback. The proposed location eliminates the majority of the previous 110 linear feet of driveway paving that previously existed. Staff supports this Modification request. This application also includes a request to permit a portion of a bedroom and window seat to encroach into the same interior setback. It is Staff's position that when designing development for vacant land, every effort should be made to design a footprint that meets the current development standards. There does not appear to be a constraint that would necessitate this Modification request. Therefore, Staff does not support the encroachment being proposed for the residence.

The project was reviewed by the Single Family Design Board on February 16, 2010 and received favorable comments related to the garage placement within the interior setback.

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification for the garage encroachment is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed location maintains the interior setback that the previous garage observed but by relocating the garage forward on the site, reduces the amount of impervious paving for the property.

The Staff Hearing Officer does not find that the Modification for portions of the proposed residence to be located within the interior setback to be consistent with the purposes and intent

STAFF HEARING OFFICER STAFF REPORT  
345 CONEJO ROAD (MST2010-00024)  
MARCH 17, 2010  
PAGE 3

of the Zoning Ordinance or necessary to secure an appropriate improvement on the lot. Staff recommends that the applicant modify the floor plan to observe the required setbacks.

Said approval is subject to the condition that any plan submitted in conjunction with this Modification approval shows all portions of the residence conforming to the required interior setback.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated January 25, 2010
- C. SFDB Minutes

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



25 January 2010

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

**JM Holliday**

**A s s o c i a t e s**

**RE: MODIFICATION REQUEST FOR 345 CONEJO ROAD, Santa Barbara, CA  
APN 019-050-028, Land Use Zone: A-1-4**

Dear Staff Hearing Officer,

**Existing Site Conditions**

This project involves an existing 12,284 SF property located at 345 Conejo Road in Santa Barbara, California that was totally destroyed in Tea Fire disaster on 15 November 2009. The site originally contained a 1,363 SF net (1,450 SF gross) 2 bedroom home along with a 440 SF net (550 SF gross) 2 car garage located at the back of the property and a 200 SF net (220 SF gross) detached guest room adjacent to the garage. The original home was permitted and constructed in 1948 and the garage structure was permitted to be 5' from the west property line but was actually constructed about 3' from the property line according to the current property owners. A long asphalt driveway ran along the west property boundary to provide access from Conejo Road to the Garage and vehicle turn around located at the rear (north side) of the site. All structures were completely destroyed by the Tea Fire and the site debris has already been removed. Several large eucalyptus trees at the north edge of the property which present a potential fire hazard are in the process of being trimmed and/or removed.

**Proposed Project & Modification Requested**

The proposed new project involves a new Type V one and two story residence of approximately 1,850 SF net (2,015 SF gross) plus a 450 SF net (495 SF gross) 2 car garage plus a 150 sf net (170 SF gross) second level roof deck and approximately 810 SF of Exterior First Floor Level Patio and Deck areas. The existing setbacks for the current A-1 Zoning are 35' for the front yard and 35' for the rear yard (adjacent to Conejo Road on both sides of site) and 15' on the side yard setbacks. All of these setbacks are very large for a relatively small property of this size, geometry and topography. The proposed project design will meet the standard front and rear setback requirements as specified by current zoning. The setback modifications being requested are along the west property line to better position the new house on this site between the planned rebuilding locations of both adjacent residences (to the east and west). The proposed setback modification #1 will to allow the garage portion of the new home to project 9'-11" into the 15' west side yard setback to be approximately 5'-1" from the west property line at the closest point. This new condition will be about 2'-0" greater than the previous pre-fire built condition and 1" greater than the previous permit approved construction documents. In addition we are requesting a setback modification #2 to allow the Master Bedroom to encroach 1'-4" into the west 15' setback (13'-8" setback to be provided) and a setback modification #3 to allow a Bedroom Balcony Window Seat Element to project 9" into the 15' setback (14'-3" setback provided). The proposed setback modifications will allow the new garage to be located approximately 36' from Conejo Road as opposed to approximately 110' as with the previous pre-fire design. The balance of the proposed home design will conform with applicable A-1 setback requirements.

Architecture

Interiors

Management

Planning

Environmental  
Consulting

288 Rosario Park Road  
Santa Barbara, California  
9 3 1 0 5  
Phone 805.452.9542

**Setback Modification Justification & Benefits**

The proposed garage and residence setback modifications are justified for several reasons listed below;

- a. The width of this site is only approximately 81' adjacent to upper Conejo Road and the two 15' side yard setbacks would equate to 30' or over 36% of the total front yard lineal width. These large side yard setbacks would be very limiting and constraining for a narrow property of this size creating a hardship for the rebuilding effort.
- b. The much larger and more important 35' front yard setback will be maintained with the proposed design and the other 15' east side yard and the 35' rear yard setbacks will be maintained.
- c. The proposed new condition will result in approximately 950 SF less of driveway area than if the garage is placed at the rear of the property in the pre-fire location.
- d. The proposed new condition will reduce the lineal footage of driveway immediately adjacent to the neighbors property by approximately 75 LF.
- e. The proposed new design eliminates the pre-fire extended driveway condition and prevents vehicles from entering into the interior heart of the site. Moving the garage to the front of the site significantly reduces the potential for vehicle generated noise, toxic fumes and potential life safety concerns that could be encountered with a driveway and vehicles travelling to the interior and back of the site as with the pre-fire condition.
- f. Granting this setback modification would increase the privacy between immediate neighbors by eliminating the vehicle access and traffic along the west site boundary.
- g. The proposed plan allows the garage to be moved from the rear of the site where it is more visible from lower Conejo and Stanwood Roads below to the front of the site where it would have less visual impact on the neighbors below.
- h. Allowing the garage to project 9'-11" into the 15' side yard setback allows for a more efficient and compact floor plan and building envelope thereby promoting a greener and more energy efficient design solution.
- i. The setback modifications being requested for the new residence along the west property line (#2 - Master Bedroom and #3 - Window Seat Projection) will allow the new home to maximize separation from the proposed new home to the east and to better position the new house on this site between the planned rebuilding locations of both adjacent residences (to the east and west).
- j. The proposed setback modifications would promote a more efficient utilization of exterior space by concentrating the outdoor living areas to the east of the new residence taking advantage of the best views from the site while reducing the yard areas to the west where views and vistas are limited.

**345 Conejo Road**  
**Modification Request Letter**  
25 January 2010  
Page 3 of 3

**In Conclusion**

Based on the above, we feel the garage and house setback modification requests #1, #2, and #3 are appropriate and will result in a safer, more private, more compact development that is consistent with the neighborhood and green development principles. In addition, our client has met with the immediate neighbors to both the west and east and they are reported to be in full support of this setback modification request.

Please feel free to give me a call should you have any questions or comments regarding the above or should you need additional information. Attached please find a set of preliminary design plans, project statics, signed master application form, and site photographs as requested.

Sincerely,  
J.M. Holliday Associates Inc.

A handwritten signature in black ink, appearing to read "J. Michael Holliday". The signature is fluid and cursive, with a large initial "J" and "M".

J. Michael Holliday AIA, LEED AP  
Principal Architect





## 345 CONEJO ROAD – SINGLE FAMILY DESIGN BOARD MINUTES

February 16, 2010

Continued indefinitely to the Staff Hearing Officer with comments: 1) The Modification is acceptable. The garage location within the setback is acceptable. 2) Garage should be lowered to standard garage height, no greater than 9' plate height. 3) Extend the East side retaining wall beyond the outdoor living space and spa. 4) Add boulders in front of the front wall. 5) Provide more detail about the entry rain garden. 6) Study have Oaks instead of Palms for street trees. Palms should noninvasive species, i.e. King Palm or Blue Palm.

