



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 17, 2010
AGENDA DATE: March 24, 2010
PROJECT ADDRESS: 447 Conejo Road (MST2009-00509)
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 10,718 square foot project site has frontage on to Conejo Road and Conejo Lane. Previous development on site consisted of a single-family residence and two-car garage, which were destroyed in the Tea Fire. The proposed project involves the construction of a 1,950 square foot single family residence and detached 437 square foot two-car garage. The discretionary application required for this project is a Modification to permit new construction within the required thirty-five (35') foot front and fifteen-foot (15') interior setbacks (SBMC §28.15.060).

Date Application Accepted: March 3, 2010

Date Action Required: June 3, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, making the finding in Section V. of the Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Ubaldo Diaz	Property Owner:	Hezi Koren
Parcel Number:	019-050-017	Lot Area:	10,710 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant – Tea Fire	Topography:	31%

Adjacent Land Uses:

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

B. PROJECT STATISTICS

	Previously Existing	Proposed
Living Area	1,072 sf	1,950 sf
Garage	338 sf	437 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,679 sf 16% Hardscape: 2,277 sf 21% Landscape: 6,762 sf 63%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.33 Proposed FAR: 0.18 = 54.2% of Max. Allowed FAR

IV. DISCUSSION

This project involves a rebuild of previously existing structures lost in the recent Tea Fire. The previous structures were non-conforming to front and interior setbacks. Both the residence and detached garage are being replaced in their previous footprint. The architectural style is being changed to Mediterranean, and a second story is being added to the residence. The second story has been designed to comply with all required setbacks and building height requirements. The architectural change results in a one foot increase to the plate height and an increase in the roof pitch (from 2:12 to 4:12) for the 1st floor. A Modification is required to increase the buildings height within the required yards. The Modification will allow these architectural changes to the first floor portion of the residence. The project was reviewed by the Single Family Design Board (SFDB) on December 7, 2009 and given final approval for its design. Later, during the plan check process it was determined that the changes within the required setbacks required Modification approval.

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 increase in plate height and roof pitch allows for the rebuild of a new residence and garage in their previous footprints with an improved architectural style, without the additional floor area being added within the setbacks.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated 03-03-2010
- C. SFDB Minutes

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

Ubaldo Diaz
122 E. Arrellaga St
Santa Barbara, Ca, 93101

03-03-2010

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

Modification Requested for 447 Conejo Rd., A.P.N. 019-050-017, Zone A-1

The previous residence located at the address mentioned above was destroyed by the TEA Fire. It was consisting of a 1,307 sf residence, a 163 sf non-habitable cupola, and a 365 sf detached garaged.

The New Building is located at the same footprint of the previous building and the modification being requested is to allow the 3 sides of the residence that are encroaching the front and side setbacks to increase the height of the plate by 1' and also to change the roof pitch from 2:12 to 4:12 in order to get a better design for out new Mediterranean style house. Same changes are proposed at the detached garage to match the residence. As a mentioned above we followed the previous foot print and we designed the new windows using the previous location of the windows and door openings trying to minimize the changes from the previous building.

The previous garage size is 18'x18' and following staff recommendations we are proposing the new garage to be 20'x20 to comply with the current minimum requirements, and again the garage is following the previous garage location and footprint complying the required building separation.

We try to follow the previous conditions of the building in our design, but we think that this changes and improvements are very beneficial for the new Mediterranean style house and for the neighborhood, for all of this we are respectfully looking for your support so we can build our home.

Respectfully

Ubaldo Diaz (Applicant)
Hezi and Corin Koren (owners)

447 CONEJO ROAD – SINGLE FAMILY DESIGN BOARD MINUTES

November 23, 2009

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 with comment that the project is a modest proposal for a rebuild; and continued one week to Consent Calendar with conditions: 1) Garage roof is to be hipped. 2) Height shall not be increased.

December 7, 2009

Final Approval with the condition to use U.C. Verde Buffalo Grass for the lawn. Staff to verify landscape plan after Fire Department stamp is obtained.

