



City of Santa Barbara
Planning Division

Memorandum

DATE: March 1, 2012
TO: Susie Reardon, Staff Hearing Officer
FROM: Jo Anne La Conte, Assistant Planner *JAL*
SUBJECT: 327 Conejo Road - MST2011-00285

On February 8, 2012 the Staff Hearing Officer (SHO) reviewed Modification requests to allow new construction within the required 35' front and 15' interior setbacks. Unable to make the findings for the necessary Modifications, the SHO continued the item to the March 7, 2012 Staff Hearing Officer Agenda to give the applicant an opportunity to explore other options.

Attached please find the revised project proposal for the SHO's review and consideration. The current proposal still requires Modification approval to allow the new construction to encroach into the required 35' front and the 15' interior setbacks. The modification request to allow the carport with entry deck in the required 35 foot front setback has not changed from the original request. However, the original proposal included construction of both the first and second-story of the new dwelling to be located 9' from the interior property line. The revised proposal relocates the second-story of the dwelling out of the interior setback and reduces the first story encroachment of the dwelling with shed roof to be located approximately 11'1" and the side entry deck to be approximately 8' from the interior property line.

Staff maintains our position that the property contains significant site constraints that would warrant the proposed encroachments into the front and interior setbacks, subject to the recommended condition contained in the staff report.

Exhibits:

- A. Letter from Applicant received February 27, 2012
- B. Revised site plan dated February 27, 2012
- C. 327 Conejo Road, Staff Report dated February 1, 2012

Existing Site Conditions

This is a rebuild project on a 9464 SF property (.22 acres) where the previous residence and all structures were completely destroyed in the Tea Fire of November 2008. We took ownership of the property in December 2010 and have found little reliable information on the original house design. The most recent records show a 3 bedroom/3 bathroom structure of approximately 1511 SF net (1606 SF gross) main house with approximately 680 SF of attached wood decking to the E and SE sides. An attached garage of approximately 323 SF net (370 SF gross) was converted into living space and the driveway converted to a 192 SF uncovered parking pad with a 32 SF storage shed. The N and W sides of the main house, the converted garage, front entrance decking (approx 20' X 10'), an adjacent spa, parking pad, and storage shed (8' X 4'), all encroached into the front and/or interior setbacks.

Proposed Project & Modifications Requested

The proposed project is a new Type V, 2-story residence with a 1184 SF footprint of approximately 2126 SF net (2322 SF gross). An attached carport of approximately 489 SF with a rooftop deck will replace the old garage space. The proposed residence will be of modular construction and will be generally positioned over the old foundation. The existing setbacks for the current A-1 zoning are 35' for the front yard and 35' for the rear yard (adjacent to upper and lower Conejo Road) and 15' on the interior setbacks.

The A-1 zoning setbacks leave a small building envelope which is further reduced by the steep topography in the middle of the site. We propose to position the new structure as follows:

1. *Locate the new main house completely out of the front setback to the W, and out of the interior setback to the N, and allow the 1st floor of the house to encroach into the southerly interior setback by 1 ½' (SW corner) to 4' (SE corner). The 2nd floor will be positioned such that it will not encroach into any setbacks. The south end of the 1st floor will be covered with an abbreviated shed roof which includes a 1' overhang in the setback. The exterior wall of a fireplace will extend to no more than 2' into the same setback.*
2. *Allow the proposed attached carport to encroach into the front (W) setback, returning to its legal non-conforming status.*

Setback Modifications Justification & Benefits

The proposed residence and carport setback modifications are justified and beneficial for the following reasons:

1. The encroachment into the southerly interior setback will allow the residence to be more sensibly centered on the flattest area available.
2. The carport will be in the same position as the original garage and will utilize the existing, tested W wall and slab.
3. Extending the carport foundation to the position of the new house by approximately 6 feet will provide the 2-car covered parking structure required for this residential zone.
4. The carport will support a rooftop deck, which will serve as the front entrance to the residence and be designed to create an inviting walkway.
5. The carport will be located approximately 8' below Conejo Road at the front of the property. This location will result in low visibility from the road and from neighboring properties, while providing easy access to the residence.
6. The placement of the main house and carport is a result of an unanimous agreement with our builder, consulting architect, soils and structural engineers.

Based on the above, we believe the setback encroachments are reasonable and appropriate for the topography of the site and building envelope size. These modifications are the best compromise between minimizing encroachment while utilizing the most practical and aesthetically appealing location.

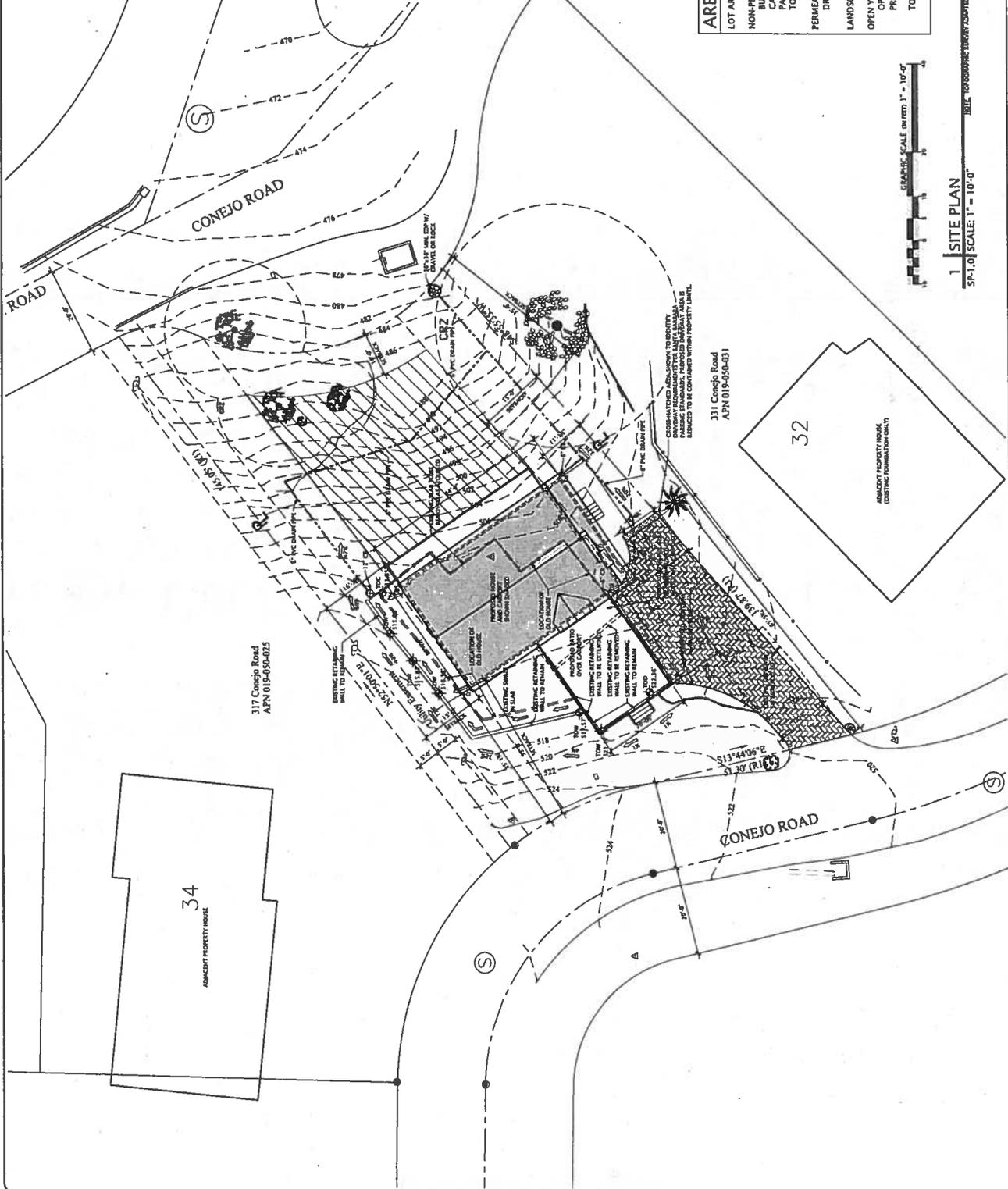
It is our intent to improve the site from what existed in the past and cause little, if any, impact to our neighbors. Further, the property owner adjacent to the S setback has not developed his lot and it remains vacant. We have mailed a letter to the owner to invite discussion of our proposed plans. However, he has not responded.

LEGEND

	PROPERTY LINE
	CONTOUR (2'-0" INTERVALS)
	SETBACKS & EASEMENTS
	SLOPE OF FINISH GRADE
	PROPOSED HOUSE
	PRIVATE OUTDOOR LIVING AREA
	FLAT YARD AREA
	OPEN YARD AREA
	DRIVE (PER SAN DIEGO PARKING STANDARDS)
	DRIVEWAY (GRASS PAVERS)
	STORM DRAIN PIPE
	OLD HOUSE FOOTPRINT
	DS
	DOWNSPOUT
	CATCH BASIN
	ENERGY DISPERSAL UNIT

AREA CALCULATIONS: MEASURED IN SQUARE FEET

LOT AREA:	9,464'
NON-PERMEABLE AREA:	1,184'
LANDSCAPE AREA:	485'
PERMEABLE AREA:	589'
LANDSCAPE AREA:	2,268'
LANDSCAPE AREA:	1,045'
LANDSCAPE AREA:	6,119'
OPEN YARD AREA:	2,648'
PRIVATE OUTDOOR LIVING (FLAT YARD):	470'
TOTAL AREA:	3,118'



1 SITE PLAN
SP-1.0 | SCALE: 1" = 10'-0"



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 1, 2012
AGENDA DATE: February 8, 2012
PROJECT ADDRESS: 327 Conejo Road (MST2011-00285)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *PLB*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 9,464 square foot project site was previously developed with a 1,511 square foot single-family residence, which was destroyed in the Tea Fire. The proposed project consists of construction of a 2,238 square foot two-story single-family residence of modular construction and an attached 489 square foot two-car carport with an entry deck above. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five (35') foot front setback and the 15' interior setback (SBMC §28.15.060).

Date Application Accepted: January 10, 2012 Date Action Required: April 10, 2012

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Richard Eric Williams	Property Owner:	Richard Eric Williams
Parcel Number:	019-050-026	Lot Area:	9,464 sq. ft.
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant – Tea Fire	Topography:	34% slope

Adjacent Land Uses:

North – Single Family Residence
 South – Vacant Lot

East - Single Family Residence
 West – Single Family Residence

B. PROJECT STATISTICS

	Previously Existing	Proposed
Living Area	1,511 sq. ft.	2,238 sq. ft.
Carport	None	489 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,711 sf 18% Hardscape: 1,664 sf 17% Landscape: 6,119 sf 65%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: .37 Proposed FAR: .28 = 77% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves the construction of a new two-story single family residence and an attached two-car carport with an entry deck above on a lot previously developed with a single family residence destroyed in the Tea Fire. The previous residence on site was non-conforming to the front setback at approximately 15' and to the north interior setback at approximately 13'. In addition, the previous development was non-conforming to parking with one uncovered parking space located in the required front and interior setbacks.

The property is constrained due to the steeply sloped lot and small lot size (9,964 sq ft.) for the A-1 zone (43,560 sq. ft. x 3 due greater than 30% slope). The proposed project will relocate the residence out of the required 35' front setback, provide for two covered parking spaces with a deck above in the required front setback, in the same location as the prior residence, and will shift the residence to be more centered on the flattest area of the lot, out of the north-interior setback and approximately 9' from the south interior setback. The carport will be located approximately 8' below Conejo Road and will result in low visibility from the road and from neighboring properties. The proposed deck above the carport will provide the additional 160 square foot of flat area required for the open yard for properties that exceed 20% slope. Modification approvals are required for new construction in the required front and interior setbacks.

Transportation Operations staff has reviewed the new carport and determined that it will function as proposed. However, Transportation Operations commented that while the driveway slope appears to meet the maximum standard of 16%, the driveway slope is to be clearly identified on the plans. Therefore, staff recommends a condition of approval to that effect.

Staff supports the requested Modifications, which will allow for an expanded residence within the same general footprint of the previous house, on a small lot constrained with A-1 Zoning requirements and two street frontages, and which will provide two-covered parking spaces for the residence. The project was reviewed by the Single Family Design Board (SFDB) on August 1, 2011 and was forwarded to the Staff Hearing Officer with comments

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed changes within the required setbacks allow for a single family residence to be replaced and for covered parking to be provided on a lot with several development constraints.

Said approval is subject to a condition that the driveway slope shall be clearly indicated on the plans to meet the required Public Works standards, subject to review and approval by Transportation Operations staff.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 8, 2011
- C. SFDB Minutes dated August 1, 2011

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320

NEW ITEM**F. 327 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-026
Application Number: MST2011-00285
Owner: Richard Eric Williams
Applicant: Richard Eric Williams
Designer: Irontown Housing, Inc.
Contractor: Irontown Housing, Inc.
Engineer: Taylor & Syfan Consulting Engineers, Inc.

(Proposal to replace a 1,511 square foot one-story single-family residence destroyed in the Tea Fire. Proposed is a 2,238 square foot two-story single-family residence of modular construction and a 499 square foot attached two-car carport with an entry deck above the carport. The proposed total of 2,737 square feet on the 9,464 square foot lot in the Hillside Design District is 77% of the maximum floor-to-lot area ratio. Staff Hearing Officer review of modifications for front and interior setback encroachments is requested.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) Place shutters on the windows at the southeast and southwest elevations.
- 2) Soften the entry platform with timber-tech overlay decking.
- 3) Provide railing details.
- 4) Decks are to comply with the 15-foot interior setback guideline.
- 5) The Board understands the site constraints and found the proposed location of the carport acceptable.
- 6) The Board found the project to be sensitive to the reuse of the existing building footprint.
- 7) The Board found no negative aesthetic issues regarding privacy; adjacent lot is currently vacant.
- 8) Voluntary compliance with Tier 1 Storm Water Management Program (SWMP) requirements is encouraged.

Richard E. and Judith A. Williams
36 Calle Capistrano
Santa Barbara, CA 93105
(805) 569-1126

August 8, 2011

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

RECEIVED
SEP 01 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: **Modification Request for 327 Conejo Road, Santa Barbara, CA 93103;
APN 019-050-026, Land Use Zone: A-1**

Dear Staff Hearing Officer:

Existing Site Conditions

This is a rebuild project on a 9464 SF property (.22 acres) where the previous residence and all structures were completely destroyed in the Tea Fire of November 2008. We took ownership of the property in December 2010 and have found little reliable information on the original house design. The most recent records show a 3 bedroom/3 bathroom structure of approximately 1511 SF net (1606 SF gross) main house with approximately 680 SF of attached wood decking to the E and SE sides. An attached garage of approximately 323 SF net (370 SF gross) was converted into living space and the driveway converted to a 192 SF uncovered parking pad with a 32 SF storage shed.

The N and W sides of the main house, the converted garage, front entrance decking (approx 20' X 10'), an adjacent spa, parking pad, and storage shed (8' X 4'), all encroached into the front and/or interior setbacks.

Proposed Project & Modifications Requested

The proposed project is a new Type V, 2-story residence with a 1190 SF footprint of approximately 2238 SF net (2444 SF gross). An attached carport of approximately 499 SF with a rooftop deck will replace the old garage space. The proposed residence will be of modular construction and will be generally positioned over the old foundation. The existing setbacks for the current A-1 zoning are 35' for the front yard and 35' for the rear yard (adjacent to upper and lower Conejo Road) and 15' on the interior setbacks.

The A-1 zoning setbacks leave a small building envelope which is further reduced by the steep topography in the middle of the site. We propose to position the new structure as follows:

1. *Locate the new main house completely out of the front setback to the W, and out of the interior setback to the N, and allow the main house to encroach into the southerly interior setback by 1 1/2' (SW corner) to 6' (SE corner).*
2. *Allow the proposed attached carport to encroach into the front (W) setback, returning to its legal non-conforming status.*

EXHIBIT C

Setback Modifications Justification & Benefits

The proposed residence and carport setback modifications are justified and beneficial for the following reasons:

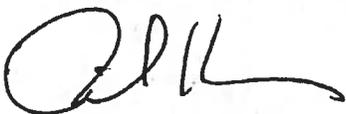
1. The encroachment into the southerly interior setback will allow the residence to be more sensibly centered on the flattest area available.
2. The carport will be in the same position as the original garage and will utilize the existing, tested W wall and slab.
3. Extending the carport foundation to the position of the new house by approximately 6 feet will provide the 2-car covered parking structure required for this residential zone.
4. The carport will support a rooftop deck, which will serve as the front entrance to the residence and be designed to create an inviting walkway with planters, tasteful lighting, fountain, etc.
5. The carport will be located approximately 8' below Conejo Road at the front of the property. This location will result in low visibility from the road and from neighboring properties, while providing easy access to the residence.
6. The placement of the main house and carport is a result of an unanimous agreement with our builder, consulting architect, soils and structural engineers.

Based on the above, we believe the setback encroachments are reasonable and appropriate for the topography of the site and building envelope size. These modifications are the best compromise between minimizing encroachment while utilizing the most practical and aesthetically appealing location.

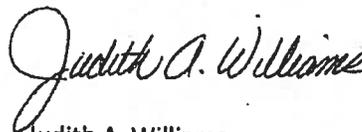
It is our intent to improve the site from what existed in the past and cause little, if any, impact to our neighbors. Further, the property owner adjacent to the S setback has not developed his lot and it remains vacant. We have mailed a letter to the owner to invite discussion of our proposed plans. However, he has not responded.

Please feel free to call us for any questions or for further information regarding this project.

Sincerely,



Richard E. Williams



Judith A. Williams