



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 10, 2013
AGENDA DATE: April 17, 2013
PROJECT ADDRESS: 444 Conejo Road (MST2011-00309)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 7,097 square foot project site was previously developed with a 1,116 square foot single-family residence and attached 289 square foot garage, both of which were destroyed in the Tea Fire. The proposed rebuild project involves the construction of a 1,614 square foot single family residence and an attached 485 square foot two-car garage. The discretionary applications required for this project are Modifications to allow new construction and alterations within the required thirty-five (35') foot front setback facing Conejo Road and the required fifteen (15') interior setback (SBMC §28.15.060 and 28.92.110).

Date Application Accepted: July 25, 2011 Date Action Required: July 17, 2013

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Salmaun Masooman	Property Owner:	Salmaun Masooman
Parcel Number:	019-061-029	Lot Area:	7,097 sf
General Plan:	Low Density Residential	Zoning:	A-1
Existing Use:	Vacant – Tea Fire	Topography:	28%

Adjacent Land Uses:

North – Vacant – Tea Fire	East - Conejo Road
South – Vacant – Tea Fire	West – Single Family Residence

PROJECT STATISTICS

	Previously Existing	Proposed
Living Area	1,116 sf	1,614 sf
Garage	289 sf	485 sf

B. PROPOSED LOT AREA COVERAGE

Building: 1,287 sf 18% Hardscape: 925 sf 13% Landscape: 4,919 sf 69%

C. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.42 Proposed FAR: 0.30 = 71% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves the rebuild of a new two-story, single family residence to replace development on a site destroyed by the Tea Fire. A building permit was issued on June 15, 2012, for the new dwelling and garage, which complied with the allowance to rebuild a nonconforming structure destroyed by a natural disaster. However, Modifications are requested to allow alterations to the previously approved project, some of which occur within the required setbacks.

The proposed development will maintain nearly the same first-floor footprint as the former house destroyed in the Tea Fire, which was located within the 35-foot Conejo Road front setback and the 15-foot southern property line interior setback. The original dwelling and front deck encroached in varying degrees from 22 feet to seven feet within the required front setback and approximately five feet within the required interior setback. The architectural style of the proposed dwelling is being changed to Spanish style 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 new dwelling will expand the first floor area by 171 square feet and the new second story by 327 square feet. Modifications are also requested for changes to window and door locations and styles and a change in the architectural style of the roof from hip to gable within the front and interior setbacks. All window and door changes are located on the first floor and include a relocation of the front entry door, a change in the living room window to a Spanish style and the addition of two new dining room windows where the original entry door was located. The dimensions of the rebuilt, second-story deck will be adjusted in the front setback to allow for the enlarged garage below, resulting in a slight reduction in the encroachment of the deck within the front setback over what existed before the Tea Fire.

Staff supports the Modifications, which will allow for an expanded residence within the same general footprint as the previous house, on a small lot constrained with A-1 Zoning requirements and a steep topography. The project was reviewed by the Single Family Design Board on January 28, 2013 and received favorable comments related to its size, bulk, and scale.

V. **FINDINGS**

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed changes within the required front and interior setbacks allow for the rebuild of a new residence and garage with an improved architectural style on a lot with several development constraints. The project is not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated February 4, 2013
- C. SFDB Minutes

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101 Phone: (805) 564-5470, ext 4563

Salmaun Masooman
444 Conejo Rd
Santa Barbara, CA 93103
805-403-2797

February 4, 2013

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

Re: Modification Request for 444 Conejo Rd, 019-061-29, A-1

Dear Staff Hearing Officer,

This is a project for rebuilding a single-family residence which was destroyed during the Tea Fire. The house total of 2,099 square feet, located on a 6,804 square foot lot, is 71% of the maximum required FAR. The building permit has already been issued with Tea Fire architectural grandfathering, but the following modifications are requested to improve the current situation:

- 1) Increase the size of the garage from a 1-car garage to a 2-car garage as previously suggested by the SFDB, resulting in a 196 square-foot garage addition towards the center of the house (away from the street). Of this 196 sq. ft being added, 38 sq. ft added would be non-conforming to the side-setback, 18. sq. ft added would be non-conforming to the front-setback, and the remaining 140 sq. ft added would be in the conforming region.
- 2) Adjust the dimensions of the deck existing in the front-setback to allow for the garage change (similar to the garage, also towards the center of the house and away from the street), while keeping the same deck square-footage.
- 3) Window size increase to the main windows in the living room to be Spanish style, which exists in the front-setback.
- 4) Change the roof shape directly above the living room from a hip-style roof to a gable roof, which exists in the front-setback.
- 5) Extended dining room windows into previous location of non-conforming front-door.

For the first and second modification, the 2-car garage is needed to keep our multiple cars, and to prevent cars from blocking each other on our steep and curvy driveway. The existing situation makes it difficult for cars to park on this property with the first car in the garage and the second car blocking it from behind. A common situation is the second car needing to clear the driveway for the first car causes daily hardship, since the driveway has a very high-slope and is curved, and the street (Conejo Road) itself is a narrow single-car-wide road, which is a safety hazard having 2-cars back up together every morning. Having a 2-car garage will also improve the appearance of the neighborhood, since cars won't be parked on the driveway anymore, and the first story of the house will look more stable and balanced sitting on top of a larger garage.

EXHIBIT B

For the third modification, the appearance of the house will be improved by the use of custom windows with a Spanish-style arc on top. This window change is being requested for a better architectural curved look from the outside (this rebuild is a Spanish-style home, but the home lost in the Tea Fire was not Spanish-style). It will also provide better mountain-views from inside, since this side of the home faces the street and has the best view. The addition of the top windows also provides for better morning light into the house.

For the fourth modification, the plans currently constrain us to have a flat-ceiling in the living room, but this proposed change will allow for use of scissor-trusses or equivalent to allow for a vaulted-ceiling, according to our structural engineer. According to our architect, the gable roof will be a necessary change in order to implement the third modification above. This roof change also allows for easier solar panel installation in the future, as well as better sun-exposure for the solar panels.

For the fifth modification, after having moved the non-conforming front-door to a conforming region in the center of the house in order to provide easier stair access up the hill, this caused the window scheme to become incoherent and uneven on this side of the house. Our architect has recommended the appearance of the house will look more balanced with this dining room window adjustment.

Related to the Tea Fire architectural grandfathering, until now nothing has been requested to be added to the home inside the non-conforming region; however, there are many non-conforming things I've chosen to delete - including two decks, wooden stairs, and a large bay window in the living room. I'm now asking for these modifications which don't move the lines of the home outwards towards the street, but rather make my home more practical to live in, as well as improve the look and feel of the home. The design and value of the home will increase as a result of these proposed modifications, which will be a beneficial improvement for the neighborhood.

Please keep in mind that as per SBMC 28.15, the current definition of an A-1 zone is for lots greater than 1 acre. This lot is only 0.16 of an acre, and so very harsh setbacks and constraints have been put in place for us to abide by. Despite this designation, these minor encroachments are the only ones being requested.

Sincerely,
Salmaun Masooman

A handwritten signature in black ink, appearing to read "S. Masooman", followed by a long horizontal line extending to the right.

REVIEW AFTER FINAL**E. 444 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-061-029
Application Number: MST2011-00309
Owner: Salmaun Masooman
Designer: Behzad Masooman
Architect: Borzou Rahmi

(This is a revised project for proposed design alterations to the previously approved application to rebuild a single-family residence which was destroyed during the Tea Fire. The original approved application is currently under construction. The proposed alterations include a 196 square foot addition to the previously approved 289 square foot one-car garage for the purpose of providing a 485 square foot two-car garage. Other alterations include a 192 square foot reduction to the second level deck above the garage, a change in roof shape at the living room from a hip style roof to a proposed gable roof, reconfiguration of the entry stairs, and alterations to doors and windows. The proposed alterations result in a 196 square foot garage addition. The revised proposal of 2,099 square feet, located on a 6,804 square foot lot in the Hillside Design District, is 71% of the maximum required floor-to-lot area ratio (FAR).)

(Comments only; project requires Staff Hearing officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing officer and continued to Consent with comments:

- 1) The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with Single Family Residence Design Guidelines.
- 2) Provide better details at the eave's, front porch, window and doors.
- 3) Clarify the exterior column (on the floor plan) of how the plaster is applied.
- 4) Study the roof plan – show accurately as shown on exterior elevations.