



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 050-14 523 CONEJO ROAD MODIFICATIONS SEPTEMBER 17, 2014

APPLICATION OF ALI JEEVANJEE, ARCHITECT FOR GINA HAN, 523 CONEJO ROAD, APN 019-062-008, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00212)

The 8,427 square-foot site is currently vacant and has frontage on Conejo Road and Conejo Lane. Previous development on site consisted of a 2,130 square foot single-family residence and attached 360 square foot garage, all of which was destroyed in the Tea Fire in November 2008. The proposed project involves the construction of a new two-story, 2,173 square foot, single-family residence and an attached 387 square foot two-car garage. The proposal is to build the dwelling using the existing level building pad, and rebuild the garage in the existing footprint of the original garage in order to minimize grading. The project includes the removal of an Acacia tree, and a new permeable paved uncovered patio. The proposed total of 2,560 square feet, located on an 8,427 square foot parcel in the Hillside Design District, is 78% of the maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow new construction within the required 35-foot front setback along the Conejo Road frontage (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow new construction within the required 35-foot front setback along the Conejo Lane frontage (SBMC § 28.15.060 and SBMC § 28.92.110);
3. An Interior Setback Modification to allow new construction within the required 15-foot interior setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110); and
4. An Interior Setback Modification to allow new construction within the required 15-foot interior setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 11, 2014.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that:

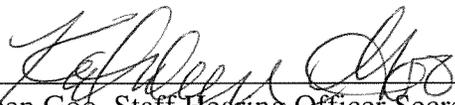
- I.** The City Staff Hearing Officer made the following findings and determinations:
 - A.** The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA certificate of determination on file for this project.
 - B.** Approved the Front Setback Modifications and Interior Setback Modifications with the additional conditions as stated at the hearing, and given the constraints of the lot described in Section IV of the Staff Report, the proposed design of the house is appropriate and approval of the are both consistent with the purposes and intent of the Zoning Ordinance and are deemed necessary to secure the proposed improvements on this lot. The proposed expansion of the residence and garage into the front and interior setbacks allows for a rebuild of the previous home with a minor expansion, and are not anticipated to adversely affect the adjacent neighbors.
- II.** Said approval is subject to the following conditions:
 - A.** The second story element above the garage in the east front setback (Conejo Lane frontage) shall be set back a minimum of four feet from the front face of the garage. The height of this portion of the garage/residence shall be reduced a minimum of one foot. The Staff Hearing Officer requests the Single Family Design Board to pay particular attention to this element of the project to determine if the height could be further reduced.
 - B.** The Staff Hearing Officer requests the Single Family Design Board review the remaining portion of the residence located within the Conejo Lane front setback for the potential to reduce the height if feasible.
 - C.** The roof of the one-story element within the north interior setback shall not be used as a roof deck. A physical barrier shall be placed to prohibit access to this area.
 - D.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.”

This motion was passed and adopted on the 17th day of September, 2014 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Kathleen Goo, Staff Hearing Officer Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for **Single Family Design Board (SFDB)** approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.