



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 025-17 430 CONEJO ROAD MODIFICATION APRIL 12, 2017

APPLICATION OF BRENT HAAS, 430 CONEJO ROAD, APN 019-050-013, A-1 (ONE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DWELLING UNIT PER ACRE) (MST2016-00381)

The proposed project involves the construction of a new two-story, 2,061 gross square foot residence with an attached 355 gross square foot, one-car garage. An uncovered tandem parking space is proposed in front of the garage. Access would be provided by the existing driveway.

The 17,019 square-foot site is currently vacant. Previously, a two-story single-family residence (approximately 1,900 square feet) with an attached two-car carport occupied the site, but it was destroyed in the Tea Fire. Portions of the foundation remain. The parcel is located off Conejo Lane, a private street, and extends to Stanwood Drive (State Route 192) on the north. Sycamore Creek runs along the rear of the property near Stanwood Drive.

The discretionary applications required for this project are:

1. A Parking Modification to allow one covered and one uncovered parking spaces instead of the required two covered parking spaces (SBMC §28.90.100.G.1.a and §28.92.110); and
2. A Front Setback Modification to allow a residence, garage, and uncovered parking to encroach into the required 35-foot front setback (SBMC §28.15.060 and §28.92.110); and
3. An Interior Setback Modification to allow a residence to encroach into the required 15-foot interior setback along the western property line (SBMC §28.15.060 and §28.92.110).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

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

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

1. Staff Report with Attachments, April 6, 2017.
2. Site Plans


NOW, THEREFORE BE IT RESOLVED that:

- I. The City Staff Hearing Officer approved the subject application making the following findings and determinations:
 - A. **ENVIRONMENTAL REVIEW (CEQA GUIDELINES §15183)**. The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183 based on city staff analysis and the CEQA certificate of determination on file for this project.

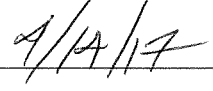
- B. PARKING MODIFICATION.** The Modification of the Parking Requirement to allow one covered and one uncovered parking space instead of the required two covered parking spaces is consistent with the purposes and intent of the Zoning Ordinance of providing two off street parking spaces for a single family residence and will not cause an increase in the demand for parking space in the immediate area. The uncovered parking space will be located on the driveway and would be located on a “turntable” (vehicle rotator) which will facilitate the maneuvering in and out of the garage and driveway given the existing slope of the driveway.
- C. FRONT SETBACK MODIFICATION.** The Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot and prevent an unreasonable hardship. The proposed Front Setback Modification is appropriate because it allows for the construction of a single-family residence on a lot that is constrained by a creek and steep topography at the rear and a large front setback requirement, such that no developable area remains on the site. Locating the residence and parking as close to the front property line as possible, as proposed, is supportable in order to maximize the setback from the creek and protect that natural resource. In addition, due to the steep topography of the site, using the existing graded area that was the location of the prior residence as the location for the new house and garage is appropriate and is not anticipated to adversely impact the adjacent neighbors or the visual openness from the street given the uncovered parking space is approximately eight feet below the street elevation. Because the proposed house location is essentially the same as the former residence, impacts to surrounding development will be minimized. Allowing the uncovered parking space and turntable within the setback will provide adequate parking for the residence consistent with Zoning Ordinance requirements, and will provide for a safer entrance to the street from the existing steep driveway, thereby minimizing conflicts with adjacent residences and street traffic.
- D. INTERIOR SETBACK MODIFICATION.** The Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot as described in Section V.C of the staff report. The proposed Interior Setback Modification is appropriate because it is similar to the prior encroachment of the former residence and minimizes grading and additional disturbance on this steep lot, and does not impact the adjacent parcel.
- II.** Said approval is subject to the City’s standard “Unanticipated Archaeological Resources Contractor Notification” condition requiring implementation of standard discovery measures.

This motion was passed and adopted on the 12th day of April, 2017 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.

