



City of Santa Barbara California

II.B.

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 21, 2012
AGENDA DATE: November 28, 2012
PROJECT ADDRESS: 53 Rubio Road (MST2012-00425)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Senior Planner
Suzanne Riegle, Assistant Planner

I. PROJECT DESCRIPTION

The 20,946 square foot site is developed with a one-story, single-family residence with an attached two-car garage and is located in the Hillside Design District. The proposed project involves alterations to the residence including window and door changes, new skylights, a minor addition, and an interior remodel.

The discretionary application required for this project is a Modification to allow the front entry, front door, and a window to be enlarged, and to add three new skylights within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 10/31/2012

Date Action Required: 1/29/2013

II. RECOMMENDATION

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

III. SITE INFORMATION

Applicant:	M. G. Constantinescu	Property Owner:	M. G. Constantinescu
Parcel Number:	029-330-008	Lot Area:	20,946 square feet
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Residential	Topography:	43% slope

Adjacent Land Uses: One-Family Residences

IV. DISCUSSION

The proposed project involves alterations to the residence including window and door changes, new skylights, and an interior remodel. The residence is considered legal non-conforming to required 30-foot front setback. The applicant proposes to remove a water feature that is located

beside the existing single door at the front entry and replace them with a set of double doors, which will require enlarging the opening within the required 30-foot front setback. The applicant is also requesting to enlarge one of two windows in the kitchen, from 4' x 3' to 5' x 3', and add three skylights to provide light to the bathroom and kitchen areas, all within the 30-foot front setback. The proposed alterations are appropriate improvements for a single family residence, as they do not add additional floor area or expand the existing building footprint, and are not anticipated to adversely impact the neighbors. The project has received Single Family Design Board administrative approval.

In addition, the front doors are proposed to be relocated 2'-4" forward; eliminating the recessed entry resulting in an approximately 14 net square foot addition with the front setback. The addition was not included in the mailed notice for this project but would result in a small addition under the existing roof that requires a modification. It is not anticipated to impact the neighbors and is consistent with the residential use of the property.

V. **FINDINGS AND CONDITION**

The Staff Hearing Officer finds that 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. The proposal involves a very small addition of useable floor area within the setback, and is not expected to negatively impact adjacent neighbors, as the proposed addition is consistent with the residential use of the property.

Said approval is subject to a condition that the proposed skylights shall be a low-profile, flat glass.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 31, 2012

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x **2687**

Marius George Constantinescu
53 Rubio Rd., Santa Barbara, CA 93103
(805) 895 1772
George.Constantinescu@ORTHOSHOP .com

31 October 2012

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

Re: Modification Request - 53 Rubio Rd., APN 029-330-08, Zone E-1

Dear Sir/Madam,

The existing 1396 square foot single-family residence and two-car garage were constructed during 1963-64 in compliance to the then prevailing setback regulations of 20 feet front and 6 feet interior/rear. As these regulations have since evolved to 30 feet front and 10 feet interior/rear, the original structures are now encroaching into both the front and interior setbacks. The proposal is to make a number of modifications primarily intended to address water ingress issues, improve weather performance and improve access and flow inside the residence. Only some of the desired modifications are within the setback encroachment area.

Modifications Within Setback Encroachment

1. Request is for permission to remove the driftwood stone planter at the front entrance and the associated inset landing. This planter and landing allows water to collect and drain inside the foundation footprint, and has led to persistent water ingress issues for the developed area downstairs. We propose to bring the entrance to the front of the building in order to prevent future water ingress, and to span the width currently occupied by the planter with a double front door.
2. Request is for permission to center and widen the entrance to the kitchen from the living/dining room. This would permit for a more efficient galley kitchen configuration.
3. Request is for permission to increase the size of the second of the two kitchen windows to 5'x3' from its current 4'x3'. This would make the two kitchen windows equally sized, symmetric and it would permit a more optimal kitchen cabinet layout. The window will be clear anodized aluminum frame Fleetwood Westwood 250 or equivalent.

4. Request for permission to replace the wood siding that covers half of the residence façade with stucco matching the rest of the residence. The impetus behind this request is to decrease fire exposure.
5. Request for permission to install an opening skylight in Bath #2 up to a size of 16" x 48". This will allow for better ventilation and moisture management in the bathroom, as well as additional natural light. The skylight model will be Velux VCM, TMR or equivalent.
6. Request for permission to install two opening skylights in the kitchen, each up to a size of 16" x 48". This will allow for better ventilation and moisture management in the kitchen, as well as additional natural light. The skylight model will be Velux VCM, TMR or equivalent.
7. Request for permission to replace the current garage door with an equally sized door made of aluminum and with white glass panels. This is a maintenance replacement of the existing 48-year-old metal door which no longer seals around its perimeter and has begun to rust. The door model will be Raynor StyleView or equivalent.

Modifications Compliant With Setback Regulations

8. Request is for permission to close the entrance to the central hallway from the living/dining room and leaving the main point of access at the rear of the kitchen. This would allow the living room wall to better accommodate the planned entertainment system and hallway space to be more usefully used.
9. Request is for permission to move the entrance to the main bathroom approximately 4' to the right of its current location. This will help address a privacy issue (the current location allows a direct line of sight from outside into the bathroom through the glazed side entrance door), as well as allow for a more efficient reconfiguration of the bathroom.
10. Request for permission to install an opening skylight in Bath #1 up to a size of 16" x 48". This will allow for better ventilation and moisture management in the bathroom, as well as additional natural light. The skylight model will be Velux VCM, TMR or equivalent.
11. Request is for permission to replace the existing patio door/fixed window between the living room and the second story deck with a four-panel nesting sliding door system. This would allow improved access to the deck and greatly improved ventilation for this south facing room. The door system will be clear anodized aluminum frame, Fleetwood 1070 or equivalent.
12. Request is for permission to install a 6'x4' window on the SE wall in the room presently identified as a walk through closet. We are hoping to repurpose this room into a small den/library/computer room and hopefully enjoy the Riviera

53 Rubio Santa Barbara

and ocean views that the new window would allow. The window will be clear anodized aluminum frame Fleetwood Westwood 250 or equivalent.

13. Request is for permission to replace the 5'x5' window on the SE wall of the downstairs room with a 5'x6'8" patio door. This would facilitate access to the rear patio area.

We believe that these modifications will significantly improve the comfort and functionality of our very modestly sized home. We have sought to find solutions that allowed us to stay within the original envelope of the residence, while addressing the inevitable shortcomings of a 48 year old design and structure. The window area increase that we are seeking is almost exclusively limited to the SE view, where there is no neighbor impact by virtue of the treed canyon on that side of our property. Naturally, all new glazing will be code compliant with double and tempered glazing, with associated efficiency and safety benefits.

Thank you for your consideration of our application. I look forward to your comments and hope that our application earns your support and approval.

Thank you,

M.G. Constantinescu



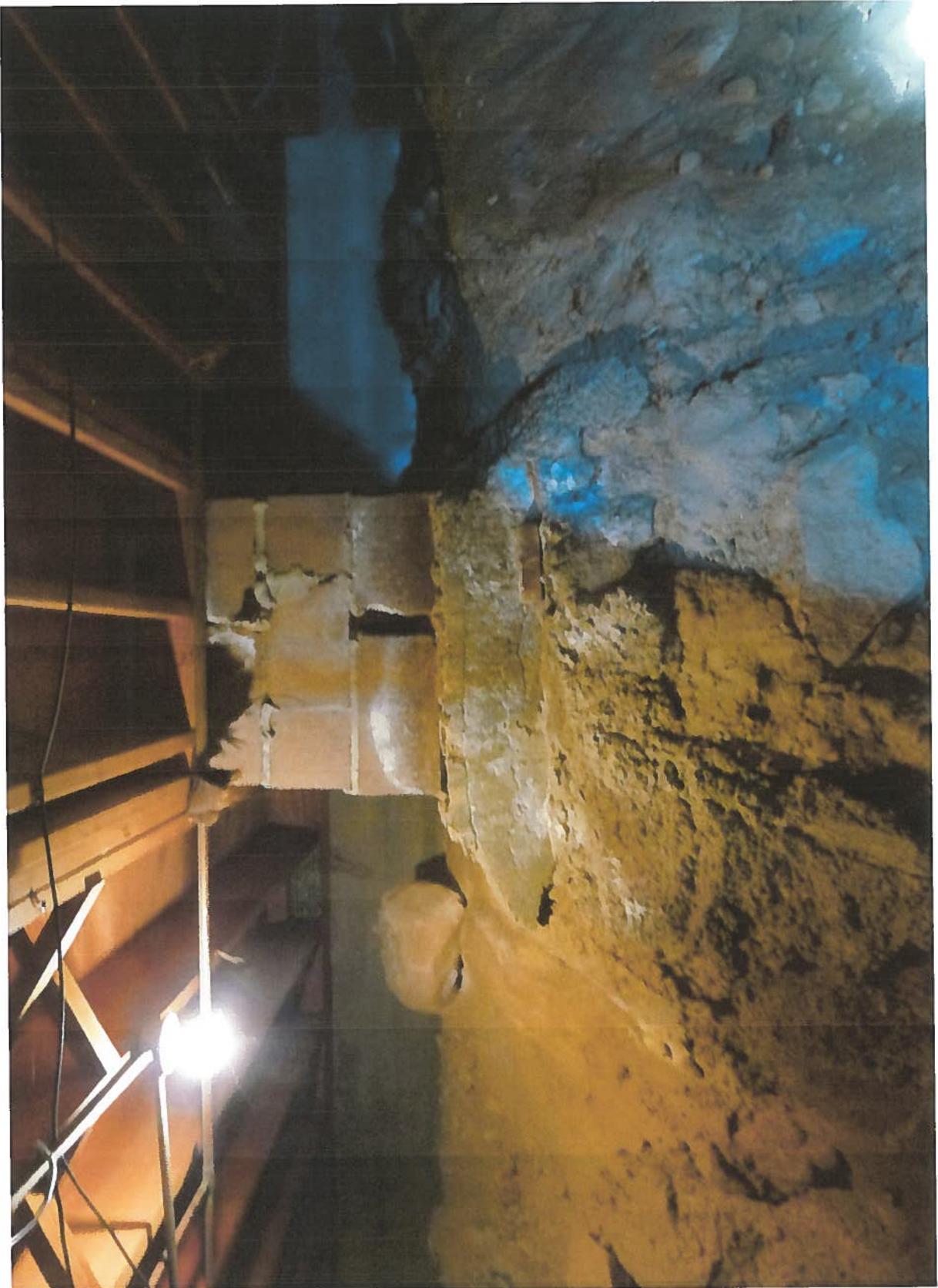
Front View of Residence



Outside View of Planter

Inside View of Planter

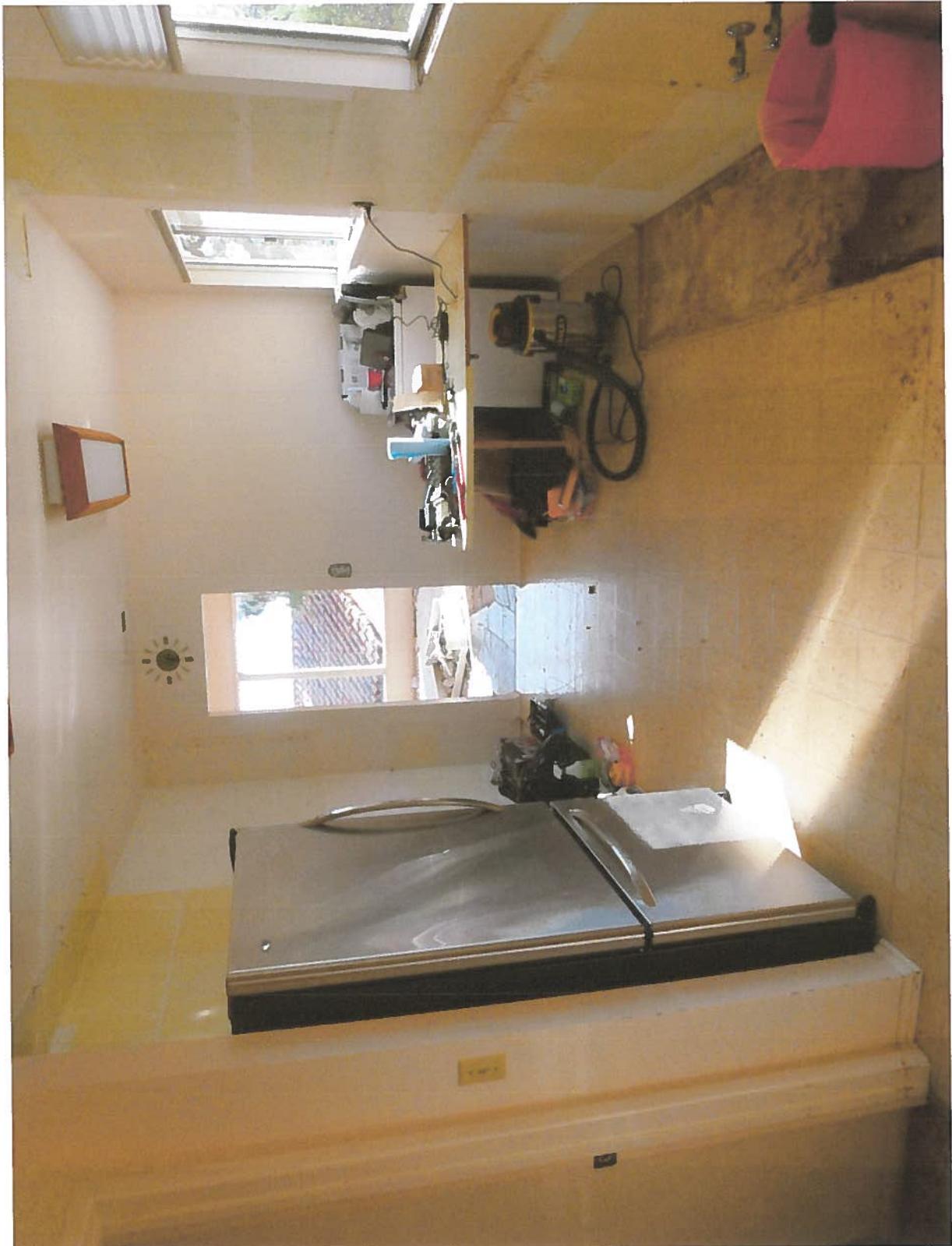




Planter Foundation



Kitchen & Hallway Entrance



Kitchen Entrance from Kitchen Side



Kitchen Windows

Bathroom Entrance



View from Breezeway Door





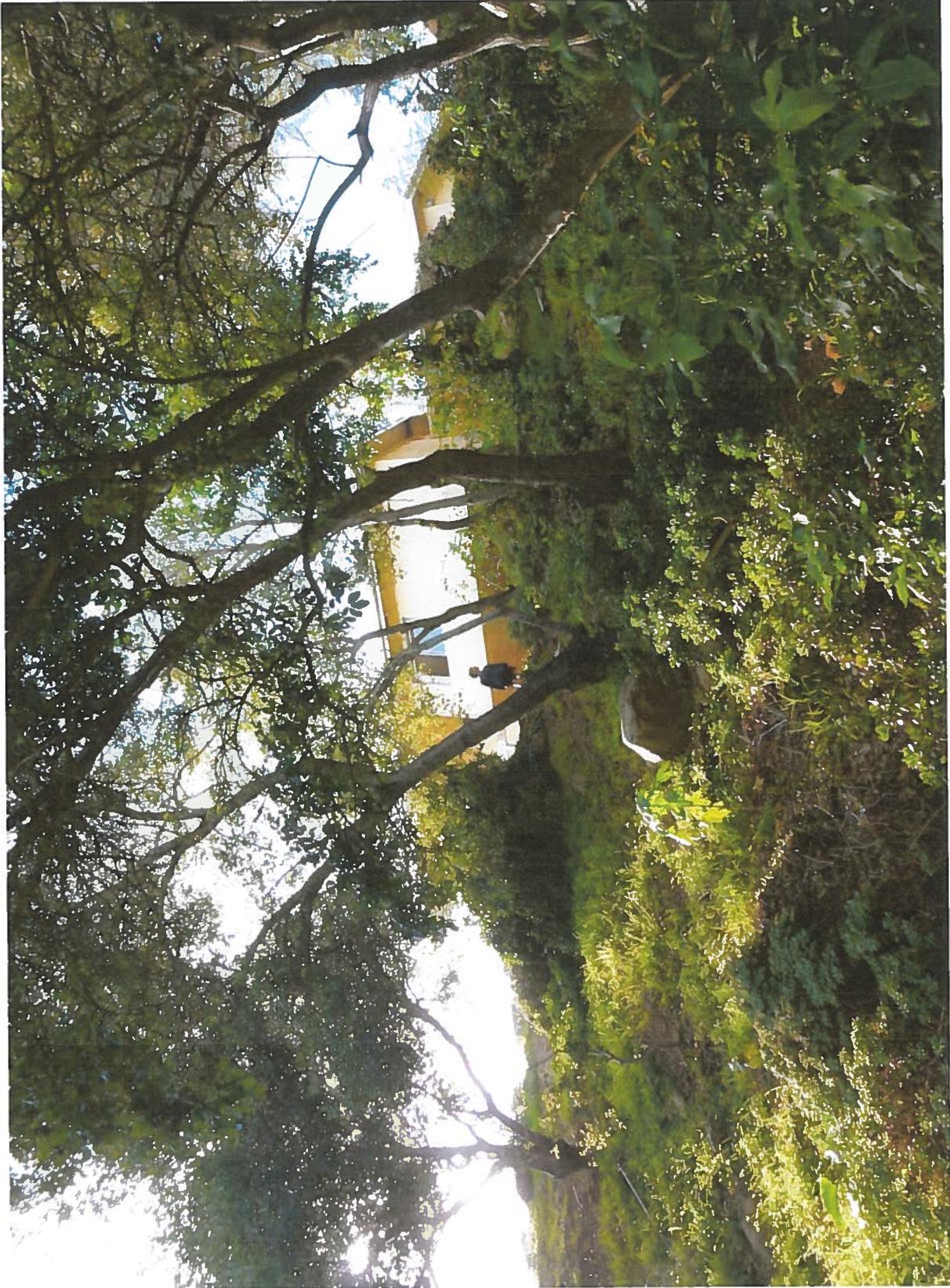
Sliding Door

Den



View Through Master Bedroom Window





View of "Den Window"



Downstairs



View of Downstairs Development



View from Downstairs Development

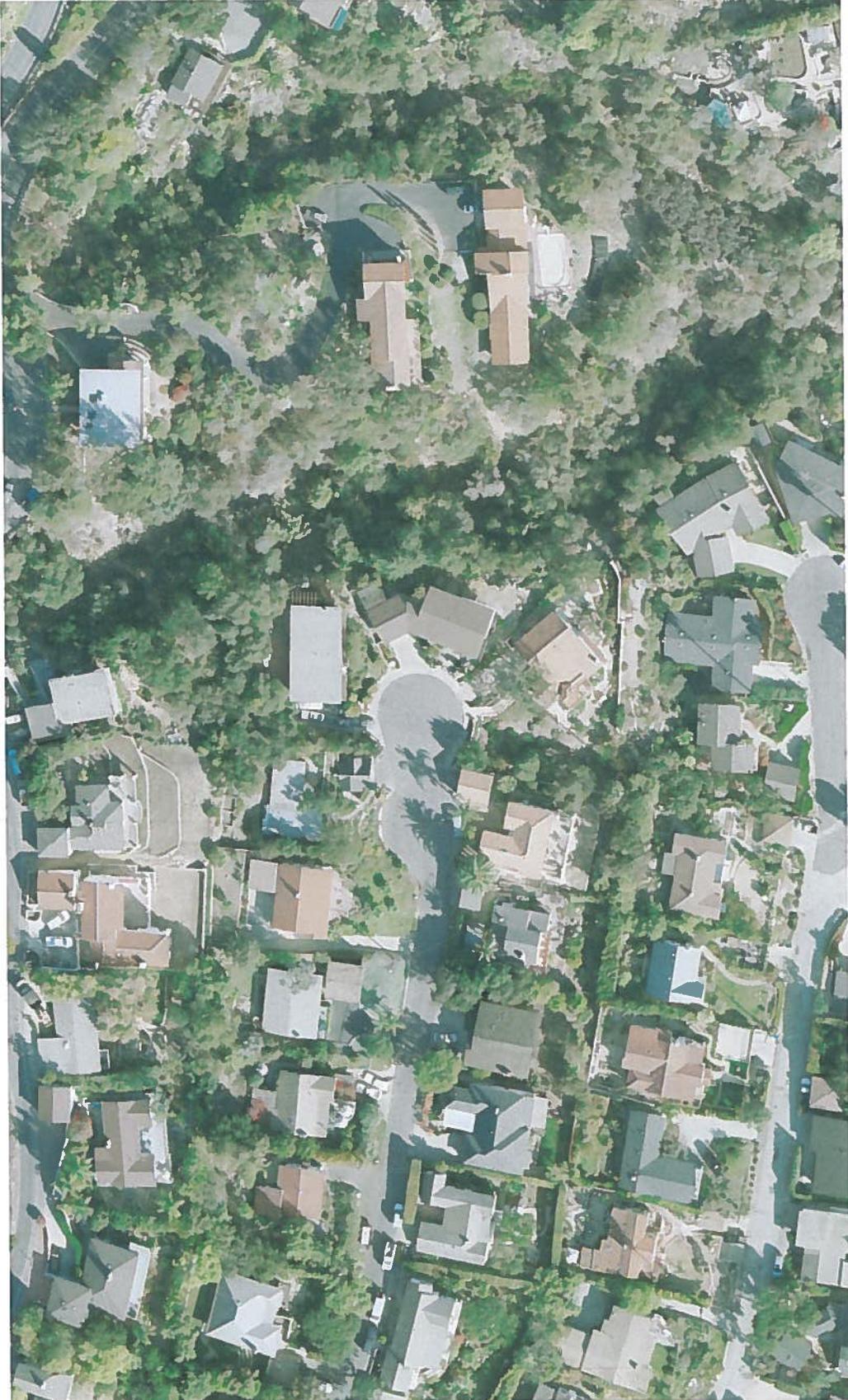


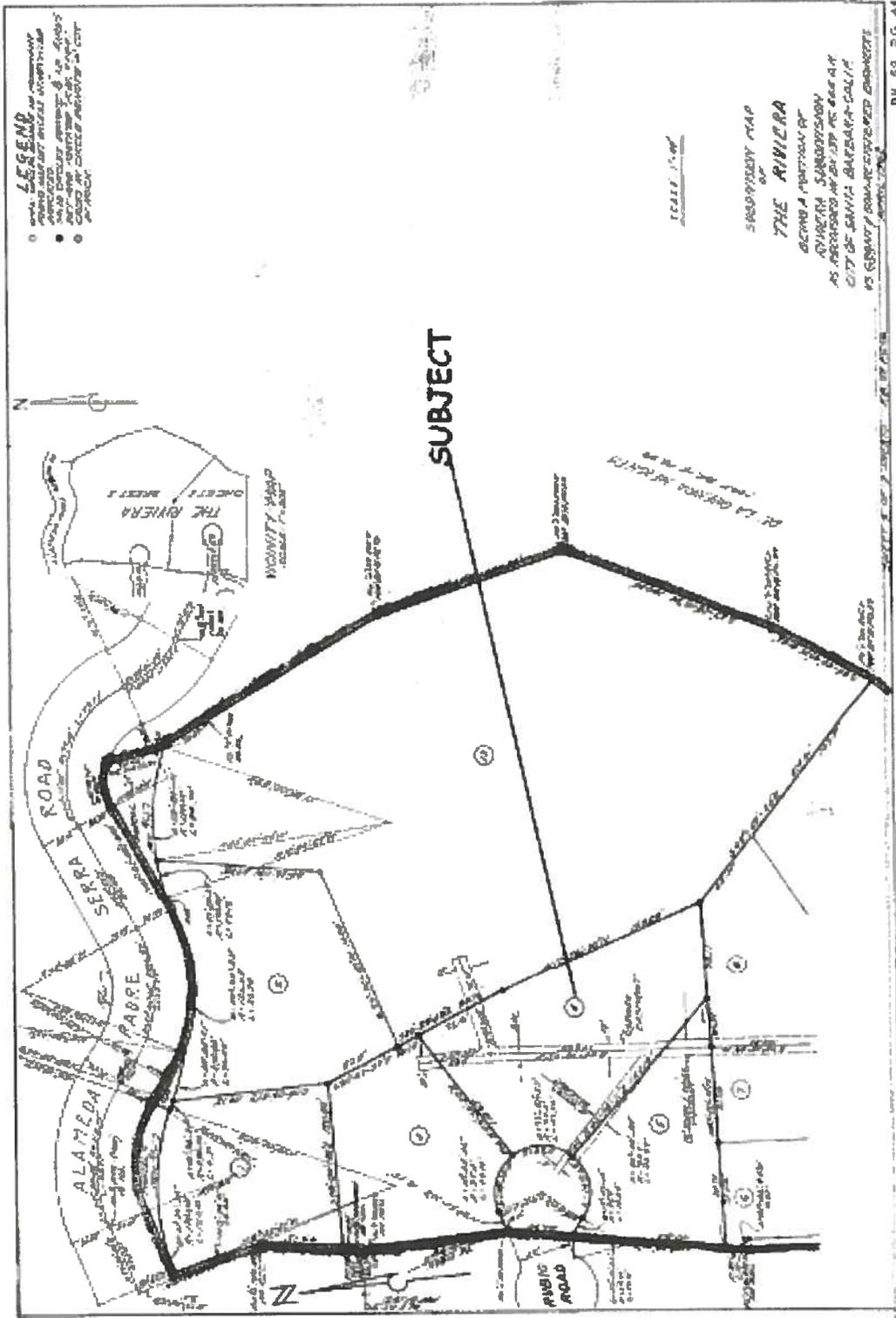
Crawlspace Access

53 Rubio Santa Barbara

Neighborhood

The neighborhood is architecturally diverse, with houses constructed from the 1920s to the mid 1960s. 53 Rubio is from this latter epoch, and can be found at the right center of this aerial photo.





"This plat is for your aid in locating your land with reference to streets and other parcels, which this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."



View up the street



Neighbor to North



Neighbor to South





