



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 25, 2013
AGENDA DATE: May 1, 2013
PROJECT ADDRESS: 16 Rubio Road (MST2013-00079)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *Dyk*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 9,932 square-foot site is currently developed with a 1,875 square foot one-story residence with unfinished basement and an attached two-car garage. The existing residence is non-conforming to the required 30-foot front setback and both ten-foot interior setbacks. The proposed project involves a new covered entry porch, an 18 square foot addition at the rear of the residence, a 484 square foot expansion of the existing 296 square foot deck, a 20 square foot addition in the basement, and the conversion of 294 square feet of unfinished basement to accessory space. The proposal also involves installation of two skylights, construction of new and replaced landings and stairways, and window and door changes.

The discretionary applications required for this project are:

1. A Modification to allow additions and alterations to a non-conforming residence within the required 30-foot front setback (SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110); and
2. A Modification to allow a 294 square feet of the unfinished basement to be converted to habitable floor area within the required front setback (SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110).

Date Application Accepted: 3/25/13

Date Action Required: 6/25/13

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Tom Ochsner, Architect Property Owner: Jim Knecht
Parcel Number: 029-342-003 Lot Area: 9,932 s.f.
General Plan: Low Density Residential Zoning: E-1
Existing Use: Residential Topography: 19 % avg. slope
Adjacent Land Uses: Residential

B. PROJECT STATISTICS

| | Existing | Proposed |
|----------------------------|-----------------|------------------|
| Living Area | 2,436 s.f. | +18 = 2,252 s.f. |
| Garage | 400 s.f. | No Change |
| Accessory Space (Basement) | 274 s.f. | +20 = 294 s.f. |

C. PROPOSED LOT AREA COVERAGE

Building: 2,199 s.f. 22% Hardscape: 1,500 s.f. 15% Landscape: 6,233 s.f. 63%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.37 Proposed FAR: 0.23 = 63 % of Max. Allowed FAR

IV. BACKGROUND

In the downtown area, the City owns the public right-of-way, so the front lot line and the edge of the public right-of-way line are coincident. In the hillside areas, the public right-of-way is usually a public easement over private land, and very often, the Assessor Parcel Maps show a property line the middle of the street. The Zoning Ordinance defines the front lot line as the boundary between the property and the edge of the public right-of-way. The original one-story residence was constructed nine-feet from the front lot line per notations on the 1937 building permit. It is staff's belief that the original site plan showed the buildings setback from the property line and not the edge of the public right-of-way, and the existing residence is located 4' -3" from the front lot line, and 13 feet from the edge of the road pavement, rather than the nine feet shown on the 1937 plans. Pedestrian access to the residence from the paved right-of-way is down entry stairs to a front patio area below the street grade. The existing entry stairs and portion of front patio located within the public right-of-way.

In 1948, a modification was approved and a permit issued to allow the enlargement of the garage within the required setbacks, and to be located four feet from the existing residence. Issuance of the 1955 permit allowed the construction of the deck at the rear of the residence. Issuance of a 1997 permit allowed the enclosure of a portion of the deck located outside of the front setback to create a sunroom. Staff reviewed the archive plans for the site. The permitted elevations show approved doors and windows at the lower level; however, a corresponding floor plan could not be located. The grading and foundation plan support that there was no

floor area at the basement level. A Zoning Information Report prepared in 2000 indicated that there was a small storage area located at the lower level; however, it was not a zoning or building violation.

V. DISCUSSION

The proposed project includes alterations to the covered front porch. The proposed alteration results in a one-foot eave extension at a distance of 3' - 3" from the front property line or 12 feet from the edge of the traveled way. The majority of the proposed changes are located at the rear of the existing residence including: construction of an 18 square foot addition at the upper level, a 20 square foot addition within the existing crawl space of the basement, a 484 square foot expansion of the existing deck, new and replaced landings and stairways, alterations to windows and doors, installation of two skylights, and the conversion of 294 square feet of basement to habitable accessory space. The proposed deck expands to the south and west, and is located approximately 16 feet from the westerly property line, outside the interior setback. The subject residence, along with many of the residences along the south side of Rubio Road are presented with similar site constraint: a fairly steep down slope from the street.. Because of this constraint, the buildings were constructed very close to the street, so the building is one-story at the street, and two-story at the rear as viewed from down slope.

Modifications:

The first Modification requested is to allow the following changes within the required 30-foot front setback: construction of new front entry porch (19 square foot increase), installation of skylights, installation of a new door and window, alterations to existing windows, construction of approximately 7 square feet of additions on the upper level, construction of a 20 square feet additions in the basement, and the construction of a portion of the deck expansion (approximately 50 square feet). The proposed additions and alterations are appropriate improvements to a single-family residence and are consistent with the Single Family Residence Design Guidelines. The upper level addition and deck expansion within the setback result in a minor increase of the footprint within the setback at the rear of the existing residence that are not anticipated to adversely impact the adjacent neighbors. The increased roof overhang at the face of the residence will provide additional definition to the existing front porch from the street. The proposed front entry porch will be located below the street grade, is approximately 12' feet from the paved roadway, and is not anticipated to adversely impact the visual openness of the public right-of-way. A new door, window, and lighting are proposed along the east elevation at the lower level.

A second Modification is requested to allow a portion of the basement to be converted to habitable accessory space. Approximately 82 square feet of the 294 square feet to be converted is located within the required front setback and is considered a change of use within the setback. The resulting accessory space is appropriate to the use of the property as a single-family residence and will not be used as a separate living unit. The conversion will not expand the existing building footprint and will not adversely impact the adjacent neighbors

Design Review:

This project was reviewed by the Single Family Design Board (SFDB) on March 11, 2013; minutes are attached as Exhibit C. The Board found that the proposed modifications are aesthetically appropriate, and do not pose consistency issues with the Single Family Residential Design Board Residence Guidelines. In addition, the Board stated that the location and configuration of the deck expansion was acceptable. The Board provided a suggestion that the architect extended the proposed porch roof past the existing wall line at the master bedroom closet by twelve inches to provide more definition as a porch, and requested additional planting opportunities in front of the house. The applicant has incorporated the roof change into the project. A majority of the front patio is located within the public right-of-way making additional planting opportunities difficult. Any proposed improvements located within the public right-of-way would be subject to review by the Public Works Department and would likely require an encroachment permit. Therefore, alterations within the public right-of-way have been eliminated from the scope of work and the applicant has provided two on-grade planters on the private property adjacent to the front door to address the Board's comment.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that both the setback Modification and Modification to allow the change of use of the basement area are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed additions and alterations within the required 30-foot front setback are appropriate because the changes represent minimal expansion of the existing building footprint, and are predominately located at the rear of the property, with the exception of the entry porch alterations at the front of the building. The proposed additions and alterations are not anticipated to adversely impact the adjacent neighbors or visual openness of the public right-of-way.

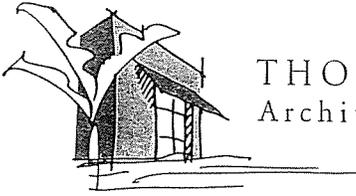
Said approval is subject to the following condition.

1. All existing fences, hedges, walls, and screens shall be documented on the site plan, and
2. maintained in compliance with SBMC§28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 21, 2013
- C. SFDB Minutes

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



THOMAS OCHSNER
Architect

RECEIVED

MAR 25 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

March 21, 2013

City of Santa Barbara

Modification Hearing Officer, Suzanne Riegel

630 Garden St., Santa Barbara, CA 93101

RE: 16 Rubio Road, Santa Barbara, CA

Dear Modification Officer,

The existing residence is non-conforming to the 30' front setback. We are requesting a modification to perform alterations to the front of the existing 2-story residence, adding 22 sf to the Main floor living area, adding a 31 sf powder room at the Basement level and conversion of the existing, basement level storage area into a habitable exercise room. Refer to the attached architectural plans dated 3/21/13.

Thank you for your consideration,

Ray Ames for

Tom Ochsner, AIA

(805) 407-9327

(805) 705-6558

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

16 RUBIO RD (MST2013-00079)

E-1

Proposal for a remodel and conversion of 191 square feet of existing storage space into habitable space and to construct a total of 38 square feet of additions to an existing 2,252 square foot single family residence with an attached two-car garage. The proposal includes a 456 square foot addition to an existing 280 square foot rear deck. The proposal total of 2,290 square feet, located on a 9,932 square foot lot in the Hillside Design District, is 63% of the floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.

Status: Pending

DISP

Date 3

SFDB-Concept Review (New) - PH

CONT

03/11/13

(Concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 5:21 p.m.

Present: Tom Ochsner, Architect.

Public comment opened at 5:30 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer and to return to the Full Board with comments:

- 1) The Board finds that the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Board Residence Guidelines.
- 2) Study the overhang roof element. Consider projecting the porch gable out twelve inches past the existing wall line.
- 3) The Board is supportive of the size of the porch, because the majority of deck is recessed from the back of house wall line.
- 4) Provide landscaping plan for front area.

Action: Zimmerman/Sweeney, 6/0/0. Motion carried. (James absent).