



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 10, 2007
AGENDA DATE: January 17, 2007
PROJECT ADDRESS: 25 Rubio Road (MST2006-00477)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 6,811 square foot lot is currently developed with a 1,054 square foot single family residence with a detached 364 square foot single car garage. On November 22, 2006 the Staff Hearing Officer reviewed a project involving 875 square feet of first story addition, 914 square feet of second story addition, an uncovered parking space, and a screen wall with landscaping, and approved Modifications to permit uncovered parking within the required front yard setback, and for a wall and vegetation to exceed 3 1/2' when located within 10' of the front lot line (SBMC §28.90.001, §28.90.100, & §28.87.170). This application is for additional alterations including relocation of the front door, replacement of a shed roof over an existing bay window, with a hip roof, and enlarging the existing garage door. These changes require a Modification to permit alterations within the required front yard setback (SBMC §28.15.060).

Date Application Accepted: November 28, 2006 Date Action Required: February 28, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jim Zimmerman	Property Owner:	Melissa Riparetti
Parcel Number:	029-341-013	Lot Area:	6,811 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Residential	Topography:	23% Slope
Adjacent Land Uses:			
	North – 1-Family Residence		East – 1-Family Residence
	South – 1-Family Residence		West – 1-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,054 sf	3,153 sf
Garage	364 sf	No Change
Accessory Space	None	No change

III. LOT COVERAGE

Lot Area: 6,811 sf
Building: 1,664 sf; 25%
Hardscape: 706 sf; 10%
Landscape: 4,441 sf; 65%

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review on December 11, 2006 and found the proposed changes to be an aesthetic improvement and directed the applicant to submit for preliminary approval on consent.

The front yard changes associated with this Modification request are part of a remodel process currently underway. The relocation of the front door, changes to a bay window's roof, and the enlargement of the existing garage door are proposed for portions of the building that are currently non-conforming to the required front yard setback. Staff supports the request in that the proposed alterations do not intensify or create additional front yard encroachments for the site.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement and is consistent with the purpose and intent of the Zoning Ordinance in that the improvements are aesthetic in nature and do not result in additional floor area within required yards.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated November 28, 2006
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

JAMES J. ZIMMERMAN, A.I.A.

ARCHITECTS

MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

November 28, 2006

Attention: Roxanne Milazzo

Re: Request for a Modification for-
25 Rubio Road
Santa Barbara, Ca
APN #029-341-013, Zone E-1

Dear Roxanne.

We are currently involved with a project located at 25 Rubio Road in which our clients would like to make improvements to their existing residence. The proposed improvements involve demolishing 295 SF. of the existing residence, and proposed remodel and addition of 1905 SF. with a new 2nd floor. Currently the existing 1-story single-family residence totals 1054 SF. with a 1-car garage below grade.

Due to the existing portion of the residence protrudes into the front setback, any significant changes would require a modification. The Modification requests are as follows:

- Request #1: Replace 8 ft. wide garage door with 9 ft. width.
Reason: A 9 ft width is required by code and more maneuverable.
- Request #2: Replace existing non-conforming sliding door with French doors and sidelights.
Reason: French door and sidelights identify the entrance and necessary to view the patio and southwest light exposure.
- Request #3: Provide hip roof at bay window in lieu of existing shed roof.
Reason: A.B.R. was complimenting to the cornice design at overhangs. The cornice detail is more compatible with the hip roof.

Please see enclosed site plan and elevations for further clarification. This project has received good comments from ABR and the board was supportive of the uncovered parking space. Do not hesitate to contact us if you have any questions regarding our request.

Sincerely,



Jim Zimmerman, AIA
Zimmerman Architects
Encl. (site plan/ Elevations)

EXHIBIT B

RECEIVED

NOV 28 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

DECEMBER 11, 2006 ABR MINUTES – 25 RUBIO ROAD

Motion:

Continued indefinitely to the Staff Hearing Officer with the following Comments:

The proposed changes to the bay window, the French doors into the living room, and the wider garage are aesthetic enhancements to the project. 2) Restudy the second-floor cantilever at the center of the east elevation. 3) The Board understands that the flat roof depicted in section 1A4 is correct, and section 2A4 will not be a part of the project. 4) Preliminary Approval can be made on Consent Calendar. 5) Neighborhood Preservation Ordinance Compliance findings can be made when the project returns to Consent.

Action:LeCron/Mudge, 7/0/0. Motion carried. (Manson-Hing absent).