



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 22, 2006  
**AGENDA DATE:** March 29, 2006  
**PROJECT ADDRESS:** 1036 E. Cota Street (MST2006-00118)

**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Danny Kato, Senior Planner  
Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 5,800 square foot site is located on the corner of E. Cota and Voluntario Streets. Current development on site consists of a 1,400 square foot single family residence. The proposed project involves replacement of the residence's flat roof with a pitched gable roof.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit alterations to the portion of the roof currently located within the required fifteen-foot (15') front yard setback facing Voluntario Street (SBMC §28.18.060).

### III. SITE INFORMATION

Parcel Number:	031-242-009	Zoning:	R-2 Two-Family Residence Zone
General Plan Designation:	12 Units Per Acre	Topography/Slope:	5% Average Slope
Existing Use:	One-Family Residence	Proposed Use:	One-Family Residence

#### Adjacent Land Uses

North: One-Family Residence  
South: One-Family Residence

East: One-Family Residence  
West: One-Family Residence

#### Lot Coverage (Proposed):

- Building: 1,409 s.f. (24%)
- Paving/Driveway 3,763 s.f. (64%)
- Landscaping 678 s.f. (12%)
- Lot Area: 5,850 s.f.

#### Parking:

- Required 1 Uncovered
- Provided 1 Uncovered

Date Application Accepted: February 27, 2006      Date Action Required: May 27, 2006

#### **IV. DISCUSSION**

The General Provisions Section (Chapter 28.87) of the Zoning Ordinance includes rules and regulations related to non-conforming buildings. Although the Chapter allows for improvements and minor alterations related to the maintenance and repair of a non-conforming structure, the language specifically restricts repair/replacements which will result in an increase in roof pitch. The purpose and intent of that language is to prevent intensification or taller/bigger buildings within required yards due to associated impacts. The majority of this flat roofed residence observes all required yards. Only a 270 square foot portion of what is being replaced is located within a secondary front yard setback. That portion of the building abuts Voluntario Street, rather than a common property line.

#### **V. RECOMMENDATION/FINDINGS**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification request to alter the roof pitch on a non-conforming portion of the residence, is necessary to secure an appropriate improvement, is minor in nature, does not intensify the existing encroachment with an expanded foot print or additional living space, and does not violate the purpose or intent of the ordinance. Approval subject to the condition that all hedges and fences, located along both front lot lines be reduced to the maximum allowable height of three and one-half feet (3 ½') in height and that the gate across the driveway be removed.

#### Exhibits:

- A. Project Plan
- B. Applicant's letter dated February 27, 2006

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02/27/06

MODIFICATION HEARING OFFICER  
CITY OF SANTA BARBARA  
P.O. Box 1990  
SANTA BARBARA, CA 93102-1990

RE: MODIFICATION REQUEST FOR 1036 CORK ST.  
SANTA BARBARA, CA. A.P. No. 031-242-009  
LAND USE ZONE P-2

THERE IS AN EXISTING HOUSE (1409 #3) w/ a (E)  
FRONT PORCH. THE ROOF ENCROACH INTO THE  
FRONT SETBACK (VOLUNTARY)

THE MODIFICATION BEING REQUESTED IS TO ROOF  
ENCROACH ONE FOOT THE REQUIRED 15' SETBACK  
(VOLUNTARIO ST.)

SINCERELY



