



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 17, 2007  
**AGENDA DATE:** October 24, 2007  
**PROJECT ADDRESS:** 731 Cook Avenue (MST2007-00393)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner *DK*

### I. PROJECT DESCRIPTION

The 5,000 square foot project site is currently developed with a single-family residence and detached garage. The proposed project involves the addition of a parapet to the garage roof. The discretionary application required for this project is a Modification to allow alterations to the front portion of the garage that is located within the required interior yard setback (SBMC §28.18.060).

Date Application Accepted: August 6, 2007      Date Action Required: November 6, 2007

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

|                     |                              |                 |                             |
|---------------------|------------------------------|-----------------|-----------------------------|
| Applicant:          | John Harley                  | Property Owner: | Same                        |
| Parcel Number:      | 043-244-002                  | Lot Area:       | 5,000 sf                    |
| General Plan:       | 12 Units Per Acre            | Zoning:         | R-2                         |
| Existing Use:       | One-Family Residence         | Topography:     | Flat                        |
| Adjacent Land Uses: |                              |                 |                             |
|                     | North - One-Family Residence |                 | East - One-Family Residence |
|                     | South - One-Family Residence |                 | West - One-Family Residence |

**B. PROJECT STATISTICS**

|                 | <b>Existing</b> | <b>Proposed</b> |
|-----------------|-----------------|-----------------|
| Living Area     | 909 sf          | No Change       |
| Garage          | 200 sf          | No Change       |
| Accessory Space | 51 sf           | No Change       |

**III. LOT AREA COVERAGE**

Lot Area: 5,000 sf  
Building: 1,159 sf; 23%  
Hardscape: 309 sf; 6%  
Landscape: 3,532 sf; 70%

**IV. DISCUSSION**

The existing residence, which is small and appropriate for the neighborhood, is experiencing privacy issues associated with a newly constructed two-story building at the northeast corner of the property. The property owner wishes to restore his privacy by constructing an ornamental parapet and trellis to the front portions of the garage. The alteration is proposed for a portion of the garage which is currently non-conforming to interior yard setbacks. It is Staff position that the request is a creative way to fix a problem with minimal disruption to the existing structure.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project making the findings that the Modification is consistent with the purposes and intent of the ordinance in that it does not provide additional floor area within the setback and is necessary to secure an appropriate improvement for privacy to the occupants of the residence. Said approval is subject to the removal of any outstanding zoning violations on site.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 8/5/07

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**Date:** 08/5/2007  
Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA, 93102-1990

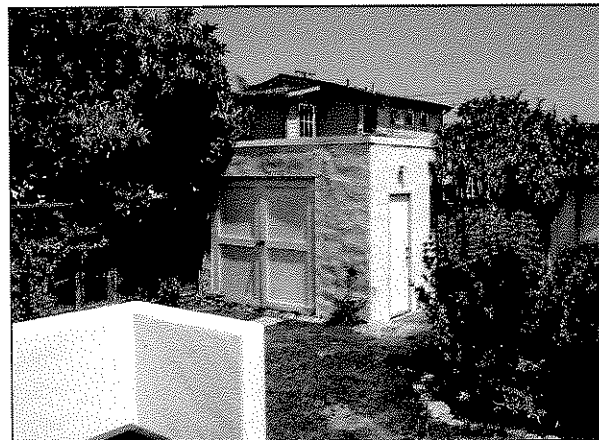
**Re:** Modification Request for 731 Cook Ave.; Assessor's Parcel #043-244-002; Land Use Zone: R-2

**1) Statement of existing condition:**

There is an existing house (909 ft<sup>2</sup>), a detached 1-car garage, and a small accessory building (6' x 8') on the property. The garage encroaches on the North and East setbacks; neither of the other structures does. All buildings have building permits according to the City building files. The proposal is to build a small parapet on the interior walls of the garage in order to block this view. The proposed parapet will encroach on the North setback.

**2) Statement of Specific Modification Requested:**

Recently a two-story structure was constructed on a lot that adjoins the property on the North East corner. The result of this construction is a marked reduction in the privacy of the property, as the windows and second-story entrance of the new structure provide views into the property, as shown below:



View from the back patio door of 731 Cook, showing new construction behind garage.

The modification requested is to allow construction of a small parapet and trellis structure on the interior walls of the garage. This will block the view from the windows and exterior 2<sup>nd</sup> floor door of the new property, providing greater privacy for the property, as well as for the tenant of the newly constructed property.

**3) Detailed Statement Describing The Benefits of the Project:**

The increase in privacy for the property, as well as for the tenant of the new adjoining property, will be significant. Without encroaching on the North setback, the proposed modification would have only limited benefit, and would present with an unsightly, architecturally displeasing view. The proposed modifications to the garage will have zero negative impact on any of the neighbors. Because there are existing trees on either corner of the existing structure, the proposed modifications will not even be visible from the adjoining properties.

The proposed modifications will be done in context of the existing property, which is a Spanish Colonial style building. The façade will be done in white stucco to match the existing structure, and it will be capped with terracotta roofing tiles. In addition, a trellis structure will be added to improve the building aesthetics even further.

Kind Regards,



John Harley