



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 23, 2013  
**AGENDA DATE:** May 29, 2013  
**PROJECT ADDRESS:** 60 Skyline Circle (MST2013-00178)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Suzanne Riegle, Assistant Planner *SR*

### I. PROJECT DESCRIPTION

The 7,841 square-foot site is currently developed with one-story, 1,238 square foot residence with an attached 206 square foot, one-car garage. The proposed project involves construction of a 70 square foot kitchen addition, construction of a 118 square foot laundry/storage addition, demolition of the existing garage, and construction of a new, 498 square foot, two-car garage. The proposal also includes site improvements, including site walls, landscaping and an unpermitted parking area that is located within the public right-of-way. Any improvements within the public right-of-way are subject to a Public Works Permit. The discretionary application required for this project is a Setback Modification to allow additions and alterations to the existing residence, and to allow a portion of the uncovered parking spaces within the required thirty-foot front setback. (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: 5/6/2013

Date Action Required: 8/6/2013

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Dexign Systems	Property Owner:	Don and Pam Ulin
Parcel Number:	041-151-006	Lot Area:	7,841 sq. ft.
General Plan:	Low Density Residential 3du/ac	Zoning:	E-1
Existing Use:	Residential	Topography:	3% avg. slope

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,238 sq. ft.	+70 = 1,308 sq. ft.
Garage	206 sq. ft.	-206 + 498 = 498 sq. ft.
Accessory Space	0 sq. ft.	118 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,043 sq. ft. 26%    Hardscape: 1,910 sq. ft. 24%    Landscape: 3,888 sq. ft. 50%

**IV. BACKGROUND**

The project site is located on a triangular shaped lot is constrained by a wide street frontage, which narrows to point at the intersections of Skyline Way and Kenwood Drive, making it difficult to construct a conforming addition. A portion of the existing residence and the entire one-car garage are located within the required thirty-foot front setback. In the immediate vicinity of Skyline Circle and Way, on-street parking is extremely limited. As shown on the site plan, the property owners have constructed private improvements within the public right way without an encroachment permit, including an “as-built” private parking area for two vehicles with a small portion of the parking spaces encroaching into the front setback.

**V. DISCUSSION**

The proposed project involves additions and alterations to the existing residence that will result in a 1,308 square foot, one-story residence with 118 square feet of attached accessory space and an attached two-car garage. The project as proposed will increase the existing building footprint by approximately 188 square feet within the front setback and will provide two covered, off-street parking spaces. The project is proposing to replace the existing one-car garage with a two-car garage that will meet all current building and zoning ordinance requirements and the City’s Parking Design Standards for two-car garages.

In addition, the applicant is proposing to permit the “as-built” improvements within the public right-of-way as a part of this application including the parking area, railroad tie retaining walls, and landscaping. The majority of the uncovered parking area is located in the public right-of-way; however, a small portion encroaches into the front setback. The applicant’s proposal includes the replacement of the existing gravel parking surface with permeable pavers. Staff has discussed the supportability of the encroachments with Public Works Staff who have indicated that an encroachment permit for the parking spaces may be supported if the parking remains unassigned and available to the public. Staff has added conditions to submit for a Public Works Permit prior to issuance of a building permit and that the private parking sign be removed.

The project as designed is exempt from review by the Single Family Design Board.

**VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the requested 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 proposed additions and alterations within the front setback are appropriate because the site is constrained by the triangular-shaped lot with a wide street frontage yet shallow depth, making it difficult to construct a conforming addition, and the addition will provide the code required off-street parking.

Said approval is subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant must either:
  - a. Submit an application to Public Works to permit the improvements to remain in the public right-of-way, and the permit shall be issued prior to final sign off of the building permit; or
  - b. Show all improvements in the public right-of-way to be removed.
2. If approved by Public Works, the uncovered parking spaces within the right-of-way shall remain unsigned, open, and available to the public.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 30, 2013

Contact/Case Planner: Suzanne Riegler, Assistant Planner  
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630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x 2687



# DEXIGN SYSTEMS

Residential Design & Drafting

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

**RECEIVED**

**MAY 06 2013**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

April 30, 2013

Re: Modification Request for 60 Skyline Circle; APN 041-151-006; E-1 Zone

My clients, Don and Pam Ulin, own a 1313 sq. ft. one-story house (all figures gross) with a 220 sq. ft. attached garage on an irregular-shaped 7,841 sq. ft. (.18 AC.) lot. The original house was permitted and built in 1954 to comply with all zoning ordinances in effect at the time. A 495 sq. ft. addition was done in 1985.

Due in to a change in Zoning from R-1 to E-1 that changed the front setback from 20' to 30' from the public R.O.W, approximately 67% of the existing house and 99% of the existing undersized one-car garage currently encroach into the front setback. All the buildings have building permits according to the City building files. The proposal is to build a 529 sq. ft. two-car garage, 126 sq. ft. laundry area, and 75 sq. ft. kitchen addition at the southwest corner of the existing house.

The modification being requested is to allow the addition(s) to encroach 394 sq. ft. into the required thirty-foot front setback. The encroachment at this location will allow the new garage to be in line with the existing driveway.

The major benefits of having the proposed garage/laundry/kitchen addition encroach into the required setback at this location are:

- It is the only feasible location on the extremely constrained lot for a garage.
- It will bring the parking up to standards to comply with City of Santa Barbara parking requirements (two covered parking spaces).
- It will provide the Ulins with a much-needed dedicated laundry area.
- It will provide the Ulins with a much-desired, larger, more modern kitchen.
- It will preclude the need to add a second floor and would eliminate privacy issues and costs that are associated with a second-story addition.

Thank you for your consideration in this matter, and please feel free to call me at the above number should you have any questions or comments regarding our request.

Sincerely,



Tony Xiques  
DEXIGN Systems

Cc/DU/PU

**EXHIBIT B**