



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 26, 2008
AGENDA DATE: December 3, 2008
PROJECT ADDRESS: 122 Skyline Circle (MST2008-00507)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 10,324 square foot project site is currently developed with a single family residence and attached one-car carport. The proposed project involves the creation of an additional parking space for the site. The discretionary application required for this project is a Modification to permit the open parking space to reduce the non-conforming open yard area (SBMC §28.15.060).

Date Application Accepted: October 31, 2008 Date Action Required: January 31, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Y.S. Kim	Property Owner:	David Thomas
Parcel Number:	041-172-011	Lot Area:	10,324 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	12% Slope

Adjacent Land Uses:

North – Skyline Circle	East - Skyline Circle
South – One-Family Residence	West – Skyline Way

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,275 sf	325 sf "as-built" addition
Carport	300 sf	N/A
Accessory Space	N/A	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 1,316 sf 13% Hardscape: 1,600 sf 15% Landscape: 7,408 sf 72%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.37 Proposed FAR: 0.18 = 50% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Open Yard	1,250 sf	3,800 sf	3,536 sf

V. DISCUSSION

The project site is developed with a single family residence built in 1947. Archive plans show a one-car garage within the original footprint of the residence. Subsequent plans on file dated 1971 show elimination of that parking space and the addition of a 1-car carport. A recent Zoning Information Report (ZIR2008-00287) stated that elimination of the original parking space constituted a zoning violation and required replacement of one space. Current zoning regulations allow for the second required parking space to be uncovered for properties developed with less than 85% of the maximum allowed FAR. The applicant is proposing the required parking space in a location next to the existing carport which will allow use of the existing driveway and legalize an area currently being used for uncovered parking.

Due to the triangular shape of this lot and its location on a corner, much of the lot area is located within a front yard. The Zoning Ordinance allows for portions of the secondary front yard to be used for the 1,250 square foot open yard requirement as long as the 20' minimum dimension is provided and it does not include areas located within the ten feet of the front lot line. This property has approximately 3,800 square feet of yard area behind the residence; however, because the area does not provide a 1,250 square foot area with 20' minimum dimensions, any reduction of that area requires Modification approval. It is Staff's position that the reduction of the non-conforming area to provide an uncovered parking space for the property secures an appropriate improvement for this lot and that the remaining 3,536 square foot landscaped area continues to provide the "backyard" for this property with its area and amenities.

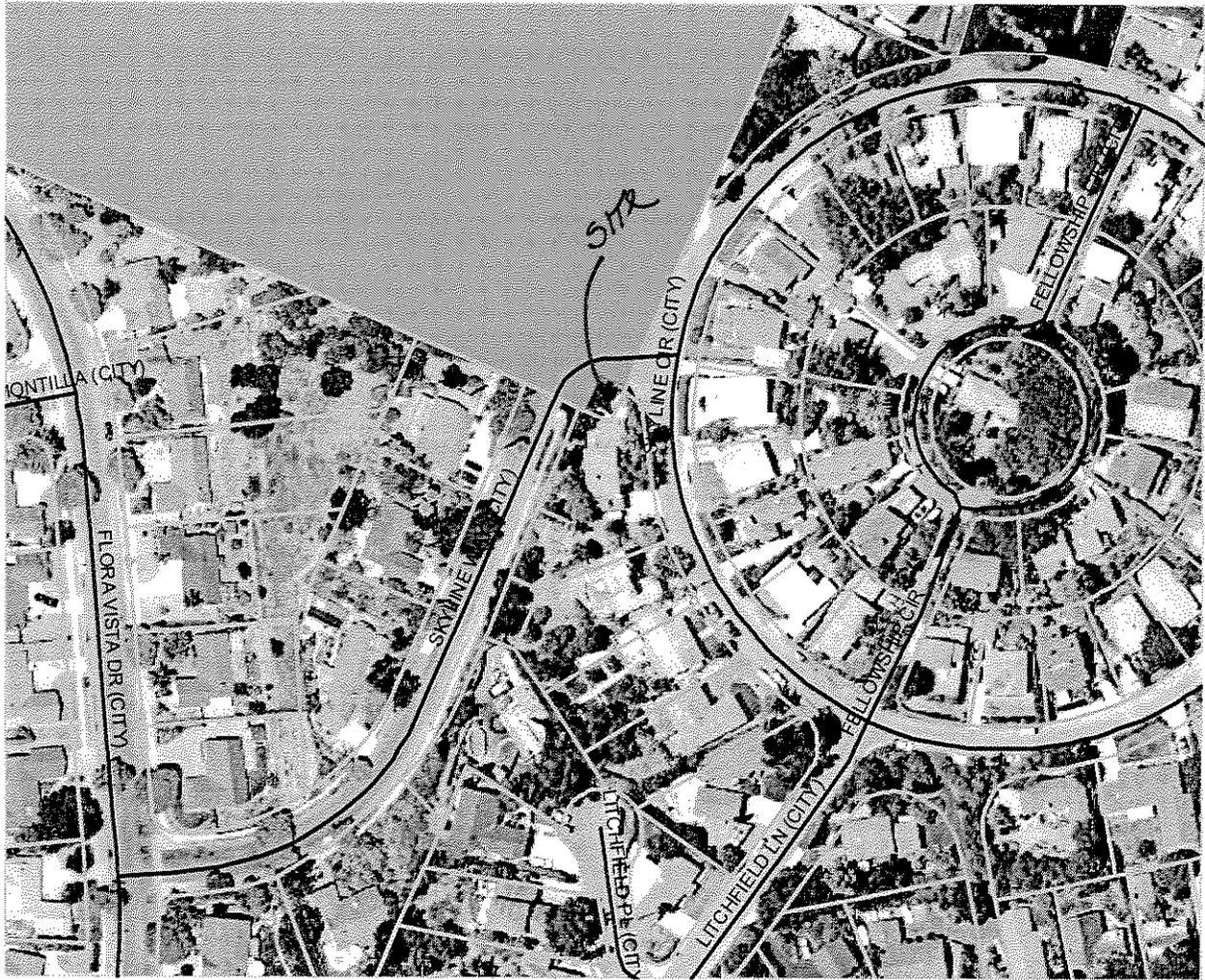
VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the 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 reduction of the non-conforming open yard area will allow for the required parking for the property while still maintaining adequate open area that meets the intent but not the requirement of the Ordinance.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated October 30, 2008

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



122 SKYLINE CIRCLE

EXHIBIT A

Y. S. Kim
3741 San Remo Drive
Santa Barbara, Ca. 93105
(805) 680-4356/ 682-5474
Email: YSKIM007@aol.com

October 30, 2008

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

Re: Modification Request for: 122 Skyline Circle
Santa Barbara, Ca. 93109.
APN 041-172-011
Land Use Zone: E-1
Abate ZIR2008-00287 and ENF2008-00955 dated 8/25/08

There is an existing 1,600 SF SFD with a 1-covered carport and an uncovered parking space on 10,324 SF lot.

The modification being requested is to allow the required second Parking space to encroach into the existing open yard. Proposed parking space does not encroach into the side-yard Set-back.

The major benefit of having the proposed uncovered parking is to: Meet the required (2) parking spaces and to alleviate off-street Parking on Skyline Circle with less than 26 ft. of existing paving.

Sincerely,



Mr. David Thomas
4310 Via Esperanza
Santa Barbara, Ca. 93110
(805) 448-5666