



DESIGN REVIEW BOARD Staff Report

Agenda Item C.3
Meeting Date: November 12, 2024

TO: Goleta Design Review Board
FROM: Travis Lee, Associate Planner; (805) 562-5528
SUBJECT: **614 Arundel Rd (APN 069-463-008)**
Burgner Addition
Case Nos. 24-0028-DRB, 24-0015-LUP

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15301(e)(2) as provided in Attachment B; and
3. Conduct Preliminary and Final review and recommend approval or approve with conditions.

PROJECT DESCRIPTION:

This is a request for *Preliminary/Final* review for an addition totaling 521 gross/470 net square feet to an existing 2,787 gross/2,622 net square-foot two-story split-level residence with an attached 537 gross/515 net square-foot two-car garage. The project proposes 224 gross/194 net square feet to be added to the main level of the residence and 297 gross/276 net square feet to be added to the upper level of the residence.

Access will be taken from Arundel Road. The property is a 0.2-acre parcel zoned Single Unit Residential (RS-12) and shown as Assessor's Parcel Number 069-463-008, located at 614 Arundel Road. The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of Single Family Residential (RS). The project does not include a request for a modification.

The project was filed by Greg Jenkins of Gregory C. Jenkins, Architect, Inc. on behalf of the property owner, Christopher Burgner.

DISCUSSION:

The project was before the DRB for Conceptual on September 10, 2024, and the DRB generally had favorable comments about the project design. The DRB concluded that even though the proposed addition will result in exceeding the maximum floor area, the design is well thought out and fits well within the property and surrounding neighborhood.

properties. The minutes of the September 10, 2024 meeting are provided as attachment D. As the applicant only requested conceptual review for that meeting, and as the DRB did not have comments recommending a change in design, there have been no changes to the initial design of this project.

The proposed project is consistent with all setbacks and building height in the development standards for the RS zone but does not meet the Maximum Floor Area. The maximum floor area allowance for this 8,800 square foot lot, calculated via Table §17.07.040 – Maximum Floor Area RS District, is 2,606 square feet. The project is proposed to be 3,092 square feet which is 486 square feet over the maximum floor area.

This project will be compatible with the neighborhood which is comprised of a mix of single and two-story homes. Further, the residence is an existing two-story split-level home and the addition would be in keeping with the pattern of the neighborhood. The addition is limited to the rear of the residence with 224 gross square footage added to the main level and 297 gross square footage added to the upper level. Given the placement of the additions, there is no change to the streetscape. Therefore, the size, bulk, and scale are appropriate to the site and the surrounding neighborhood residences. If the Design Review Board does not approve of the development that exceeds this floor area maximum, the project must be redesigned.

The materials, colors, and architectural style of the addition will match the existing residence and the other homes of the neighborhood. The existing beige color used on the body of the structure along with white colors used for the trim and doors and gray roof shingles extend the color palette to the additions to match the existing house. One new carriage wall light is proposed to the east elevation. The fixture is by Home Luminaire, model 31703 Spence. It will be black in color with seeded glass and is night sky friendly as it is fully hooded and shielded to direct all light downward.

The DRB has review authority for this project and may grant Approval if the project meets the Required Findings in Goleta Municipal Code §17.58.080. The project also requires a Land Use Permit which will be issued after the DRB have concluded their review. Title 17 Chapter §17.07.040(A) states no single-unit dwelling or accessory structure may be constructed or expanded unless the proposed structure or expansion complies with the following standards for maximum allowable floor area for all structures on the lot, including garages. Development that exceeds these floor area standards may be approved subject to Design Review approval by the Design Review Board.

ENVIRONMENTAL REVIEW (NOE):

The development or project is within the project description of a proposed or adopted California Environmental Quality Act document (i.e., Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration) or is statutorily or categorically exempt from California Environmental Quality Act.

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal.

Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15301 (e) (2) of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15301(e)(2) because the project is less than 10,000 square feet, all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; additions to a residence and exterior improvements in a residential district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources.

NEXT STEPS

If the DRB grants the applicant's request, the next steps include: (1) a 10-day appeal period on the DRB action; (2) ministerial issuance of a Land Use Permit Case no. 24-0015-LUP if no appeal is submitted ; (3) a 10-day appeal period on the Land Use Permit; and (4) Building Plan check leading to the issuance of building permits and construction.

If the DRB action is appealed and the appeal is upheld, DRB's action will be rescinded and the DRB process will start over.

ATTACHMENTS:

- A – Findings
- B – Notice of Exemption
- C – Project Plans
- D – Conceptual review minutes