



DESIGN REVIEW BOARD
Staff Report
Agenda Item B.2
January 25, 2022

TO: Goleta Design Review Board

FROM: Brian Hiefield, Associate Planner; (805) 961-7559

SUBJECT: 274 Daytona Drive; APN 079-421-015
Balboa Addition
Case No. 21-0017-LUP

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary/Final Design Review* approval consistent with Goleta Municipal Code §17.58.060 in conjunction with review of a Land Use Permit (LUP). The subject lot has a RS designation in the General Plan and Zoning Ordinance and is located within the Inland area of the city. The 7,020-square foot lot is currently developed with a single-story single-unit dwelling totaling 1,238 square feet with a 430-square foot two-car garage. The applicant proposes to construct a 517-square foot second story master bedroom and bath addition and a 41-square foot ground floor addition to the living room. The proposed project does not include a request for a Modification; however, the proposed project would exceed the Maximum Floor Area standard as described in Goleta Municipal Code §17.07.040, subject to Design Review approval by the Design Review Board. The proposed project was filed by agent Carlos Grano, on behalf of Anita Balboa, property owner.

DISCUSSION:

The proposed project exceeds the Maximum Floor Area standard by 41 square feet. Therefore, the Design Review Board must make a specific finding regarding the exceedance of the Maximum Floor Area standard along with the findings for the second story addition, both of which are within their purview. The proposed project is consistent with all other development standards, including setbacks and building height.

PUBLIC COMMENT:

Public comments were received from an anonymous source via voicemail regarding the proposed project. The following is a summary of their concerns:

- Noise
- The proposed second story is in a neighborhood of primarily single-story dwellings
- The proposed project exceeding the Maximum Floor Area standards.

CEQA NOTICE OF EXEMPTION:

The proposed project has been found to be exempt from CEQA pursuant to Section 15301(e)(2) Existing Facilities as an addition of less than 10,000 square feet (558 square feet) in an area where all public services and facilities are available to allow maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The property will continue to be used as a single-unit dwelling served by existing streets and driveway and will not change the demand on the existing services. Further, the proposed project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. Therefore, given the minor nature of improvements, the proposed project will not have a significant effect on the environment.

NEXT STEPS If the DRB grants the applicant's request, the next steps include 1) a 10-day appeal period, 2) the issuance of a Land Use Permit also subject to appeal, and 3) the issuance of a Building Permit, followed by construction, inspections, and Final Occupancy.

ATTACHMENTS:

- A – Findings
- B – Project Plans
- C – Notice of Exemption