



DESIGN REVIEW BOARD
Staff Report
Agenda Item B.4
May 10, 2022

TO: Goleta Design Review Board

FROM: Christina McGuire, Associate Planner; (805) 961-7566

SUBJECT: 200 Cannon Green Drive (APN 073-221-041)
Giesy Addition
Case No. 21-0020-LUP

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary/Final* Review pursuant to the Goleta Municipal Code Section 17.58.060 in conjunction with review of a Land Use Permit (LUP). The subject lot has a RP designation in the General Plan and Zoning Ordinance and is located within the Inland area of the city. The 9,147-square foot lot is currently developed with a single-story single-unit dwelling totaling 1,138 square feet with a 411-square foot two-car garage. The applicant proposes to construct a 746-square foot first story addition of a master bedroom and bathroom and den addition and a 686 square foot second story playrooms and bathroom. The project includes a new 50 square foot covered entry, and a new covered patio on the rear of the residence, new exterior stairs to the second story and 28 square feet of accessory space under the new stairway. The proposed project does not include a request for a Modification; the RP zone per Goleta Municipal Code §17.07.030 has a Maximum lot coverage of 30%, the project is proposing 27.5% lot coverage. The proposal includes the removal of a lemon and peach tree.

The project was filed by agent Amy Von Protz on behalf of Carrie and Mecaiah Giesy, property owners.

DISCUSSION:

The proposed project is consistent with all development standards, including setbacks, building height and Maximum Lot Coverage. 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.

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 (1,460 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
- D – Additional Neighborhood Photos