



DESIGN REVIEW BOARD

Staff Report

Agenda Item B.1

Meeting Date: August 14, 2018

TO: Goleta Design Review Board
FROM: Brian Hiefield, Associate Planning; (805) 961-7559

SUBJECT: **284 Royal Linda Drive (APN 077-540-041)**
Bernston/Pickert Residence Addition
Case No. 18-075-DRB

PROJECT DESCRIPTION:

This is a request for *Design Review* approval. The property includes a 4,444-square foot residence with an attached 450-square foot 2-car garage on a 7,405-square foot lot in the 7-R-1 zone district. The applicant proposes to construct a 350-square foot garage extension to the front of the existing garage, behind the existing porte-cochere. The applicant also proposes to enclose interior vaulted ceiling space above the existing living room with new interior floor area on the second floor totaling 240-square feet. The resulting 2-story structure would be 4,684-square feet with an attached 800-square foot garage. This proposal exceeds the recommended maximum allowable floor area (FAR), which is 2,281 square feet; however, this subdivision was developed prior to our current FAR guidelines and most of the existing homes exceed the guidelines. The new habitable space will not increase the footprint of the existing dwelling as it is converting vaulted ceiling space above the living room. The required parking for this dwelling is 2-spaces based on the original entitlement. The garage addition allows for two additional parking spaces within the enlarged garage. Access to the two required spaces shall not require the moving of any car. All materials used for this project will match the existing residence. The project was filed by architect Jonathan Villegas, on behalf of Steven Bernston and Julie Pickert, property owners.

ATTACHMENTS:

- Reduced 11" x 17" copies of site plans and elevations.
- DRB Findings