



DESIGN REVIEW BOARD Staff Report

Agenda Item D.2
Meeting Date: September 11, 2018

TO: Goleta Design Review Board
FROM: Chris Noddings, Assistant Planner; (805) 961-7566
SUBJECT: **871 Serenidad Place (APN 077-450-020)**
Addition of 320 Square Feet to the First and Second Floor
Case No. 18-090-DRB

PROJECT DESCRIPTION:

This is a request for *Design* review. The property includes an approximate 2,163 square foot, two-story single-family dwelling with an attached, 566 square-foot garage on a 9,583 square-foot lot in the R-1 zone district. The applicant proposes to construct a 160 square-foot addition on the first and second floor (320 square feet total). The construction would necessitate the removal of one palm tree and a small grass area at the rear of the property and would also adjust the location of an existing window on the south elevation. The resulting 2-story structure would total 3,089 square feet, consisting of a 2,523-square foot single-family dwelling and an attached 566-square foot 2-car garage. This proposal is within the maximum allowable floor area for this property, which is 2,755 square feet plus an allocation of 440 square feet for a 2-car garage. The peak building height of the existing two-story residence will remain unchanged at approximately 20 feet, 10 inches, which is below the maximum allowable height of 25 feet. All materials used for this project are to match the existing residence property. The project was filed by agent William Shelly on behalf of Brian and Ann Cox, property owners.

Related case: 18-090-LUP.

Attachments:

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