



DESIGN REVIEW BOARD

Staff Report

Agenda Item C.1
Meeting Date: November 13, 2018

TO: Goleta Design Review Board
FROM: Joe Pearson II, Associate Planner; (805) 961-7573

SUBJECT: **6221 Momouth Avenue (APN 077-202-007)**
Lenvik Single Family Residence Addition
Case No. 18-131-DRB

PROJECT DESCRIPTION:

This is a request for *Design* review. The property includes a 1,662-square foot residence property and an attached 425-square foot 2-car garage on a 7,840-square foot lot in the R-1 zone district. The applicant proposes to enlarge their home by 903-square feet. The addition consists of an 835-square foot bedroom and living area addition on the second-floor and a 68-square foot bedroom addition on the first-floor. The resulting 2-story structure would have 2,990 square feet, consisting of a 2,565-square foot single-family dwelling and an attached 425-square foot 2-car garage.

The proposal was last before the DRB on October 23, 2018 where the Board continued the project with comments. The comments from the minutes included the following:

1. *Re-examine the window sizes along the north elevation and minimize or eliminate as much as possible with consideration of the neighbors' privacy. Use obscured glass to address privacy concerns.*
2. *The north window could reflect the same kind of fenestration as the window on the first floor northwest elevation if the plan remains the same.*
3. *The architectural design is nice. The plan is quite handsome. The design is relatively successful. The materials are fine. The solution of the deck over the garage creates a reduction in roof massing. With regard to the floor area, because of the massing, the structure will fit in well.*
4. *The eave overhangs should be consistent.*
5. *The deck railing is fine. One member suggested that the deck railing needs to be refined.*
6. *Change the roof type from gable to hip on the south elevation.*
7. *The old driveway must be removed and replaced with landscaping.*
8. *A preliminary landscape plan should be included in the project.*
9. *Submit a sight line with regard to the neighbors' house for a section showing the relationship of the houses on the two sites and the pad levels of the two houses.*

10. *With regard to the Recommended Maximum Allowable Floor Area, two members expressed concern about setting a precedent. A suggestion was made to study the plan to bring the design into compliance with the Recommended Allowable Maximum Floor Area and work with the sensitivity of the neighbors' privacy concern. A member is not sure if reducing the floor area would reduce the privacy concern.*

At the October 23rd hearing the present DRB members conducted a straw vote which came out 4-2 in favor of support of the proposed exceedance of the recommended maximum allowable floor area. In response to these comments and the results of the straw vote, the applicant has focused on working to protect the privacy of the neighbors to the rear. The applicant has reduced the size and raised the windows at the rear of the structure. As a result, the windows still work to provided light and circulation while limiting visibility. A line of sight drawing has also been provided. The project was filed by agent Brian Launder of Sherry & Associates Architect on behalf of Peder and Lisa Lenvik, property owner.

ATTACHMENTS:

- DRB Findings
- Reduced 11" x 17" copies of site plans and elevations
- Finishing schedule
- Site Photos