



## DESIGN REVIEW BOARD Staff Report

Agenda Item B.1  
Meeting Date: January 28, 2020

TO: Goleta Design Review Board  
FROM: Chris Noddings, Assistant Planner; (805) 961-7566  
SUBJECT: **7028 Scripps Crescent Street; (APN 073-184-013)  
As-Built & Proposed Second Story Addition & Deck  
Case No. 19-143-DRB**

### PROJECT DESCRIPTION:

This is a request for *Design* review. The property includes an existing, two-story residence of approximately 2,496 SF, with an attached, approximately 434 SF garage. The applicant requests two approvals: an “As-Built” second story floor plan and deck facing Scripps Crescent Street and a new second-story addition located entirely within existing (unfinished) attic space.

- The “As-Built” portion of the request is to permit an existing, second story floor plan that includes a 189-SF deck facing Scripps Crescent Street (south elevation). Based on Google Earth imagery, the deck appears to have existed since at least 2003.
  - Since permitted floor plans have not been provided, it is possible that this As-Built element includes a relatively small area of converted attic space and likely removed an original shed roof (or two original dormers). See additional discussion under “Previous Approvals” below.
  - If approved, the residence would be approximately 2,496 SF, excluding the approximately 434-SF garage and 189-SF front deck.
- The proposed second-story addition would create an approximately 251 SF area for a new master bedroom bathroom and walk-in closet located entirely within existing (unfinished) attic space.
  - The proposed addition is located on the west side of the existing second story.
  - The addition would not raise the existing ridge line of the roof.
  - Three new, standard-sized windows would be added: one each on the south (front), west (side), and north (rear) elevations.
  - If the second story expansion is approved, the residence would be approximately 2,747 SF, not including the approximately 434-SF garage and the 189-SF front deck.
  - All materials used for this project are to match the existing property.

## **BACKGROUND:**

The DRB reviewed the applicant's first proposal on 12/10/19 and rejected the proposal with the following comments:

1. It would be good for the applicant to provide positive input from the First University HOA at the next meeting. Neighborhood Compatibility is one of the main findings under the purview of the Design Review Board.
2. The applicant is requested to address the Design Review Board comments.
3. Reduce the scale and square footage of the project.
4. A suggestion was made for the second-floor addition to become more modest; for example, keep the proposed addition within the footprint of the previously-approved attic space.
5. Consider the north-facing (rear) balcony becoming a high window so it becomes less of a privacy concern to the neighbor to the north.
6. A high window could also be added on the west side of the second floor.
7. A landscape plan would be desirable. A suggestion was made that the landscape plan be modernized (i.e., not retain the original plant palette from the 1970's).

Please note:

- The above comments were provided by the DRB at the 12/10/19 meeting.
- Comments from the public at the 12/10/19 DRB hearing are summarized and in the unapproved minutes presented in Item A.1 of this meeting agenda.
- Additional background information is provided in the Staff Report for the 12/10/19 DRB meeting (attached).
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## **DISCUSSION:**

- **Overview:**

In general, the revised plans have reduced the scale and square footage of the project. It also appears the proposed addition would be located within the footprint of the previously-approved (unfinished) attic space, with the exception of two dormer windows. One of these dormer windows would be located on the south (front) elevation; the other would be located on the north (rear) elevation. In addition, a third, standard window would be added to the western elevation as part of the proposed new bathroom. A landscape plan has not been included.

At this time, staff is unaware of the First University Village HOA's position regarding the proposed plans. Staff has provided (electronic) copies of the plans to interested parties that include some members of the HOA's Board of Directors.

- ***Applicant's response to DRB comments during the 12/10/19 hearing:***

1. We have preserved the existing roof as requested by reducing the size of the second floor addition to 251 s.f.
2. We have removed the rear, north-facing balcony and have replaced it with a smaller shed sorter with a smaller window to give us light into the master closet.
3. We have pulled the west second floor gable end back 3 feet to give the roof the profile it had previous to its current condition.
4. In line with preserving the steep roofline, we have reduced the size of the proposed second floor addition to 251 s.f., keeping it under the steep 8:12 roof. The small shed dormers were added for light and natural ventilation of the master bedroom and bath.

- ***Please refer to the 12/10/19 staff report for discussion on:***

Zoning Ordinance Consistency

General Plan Policy

Project Components Not Under DRB Purview:

Other Considerations

The project was filed by agent Tom Smith on behalf of Shelly Best, property owner.

**ATTACHMENTS:**

- Updated Project Plans dated 1/17/20
- DRB Findings for the As-Built Second Story Floor Plan and Deck
- DRB Findings for the Proposed Second Story Addition (Bathroom and Closet)
- Gross Floor Area and Floor-Area Ratios (FARs) for Nearby Residences
- 12/10/19 DRB Staff Report