

DRB Findings
7028 Scripps Crescent Street (APN 073-184-013)
Case No. 19-143-DRB

As-Built Second Story Floor Plan and Deck

Neighborhood Compatibility

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
2. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and harmonious relationship to one another, and to the environmental qualities, open spaces and topography of the property.
3. The project demonstrates a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
13. The development will not adversely affect significant public scenic views.
17. The development will enhance the appearance of the neighborhood.
19. The project architecture will respect the privacy of neighbors and is considerate of private views and solar access.

The second-story As-Built deck results in a floor plan and elevation that uses a previous shed roof (or dormer area) and appears to have existed since at least 2003. The design provides building elevational variety to the neighborhood while maintaining similarity of style. Further, the deck location would not affect privacy of neighbors as it faces the front yard, has approximately 100' between the edge of the deck and the closest point of the homes across the street, and its placement would not affect private views or solar access. Additionally, the floor plan is likely very similar to what was previously permitted. As such, the project will not result in detrimental impacts to the health, safety, comfort, convenience, and general welfare of the neighborhood and would be compatible with the surrounding areas.

Quality of Architectural Design

4. There is harmony of material, color, and composition of all sides of a structure or buildings.
5. A limited number of materials will be on the exterior face of the building or structure.
6. There is consistency and unity of composition and treatment of exterior elevation.
7. Mechanical and electrical equipment is well integrated in the total design concept and screened from public view to the maximum extent practicable.
8. All visible onsite utility services are appropriate in size and location.

14. Signs, including their lighting, are well designed and are appropriate in size and location.
15. All exterior site, structure and building lighting is well-designed, appropriate in size and location, and dark sky compliant.
16. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The overall architectural design of the residence will generally match the existing structure. The new walls, doors, and other details will remain consistent with the residential character of the neighborhood. Proposed lighting will be dark sky compliant and would not shine directly onto a neighboring property.

Quality of Landscape Design

9. The grading will be appropriate to the site.
10. Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of specimen and landmark trees, and existing native vegetation.
11. The selection of plant materials is appropriate to the project and its environment, and adequate provision will be made for the long-term maintenance of such plant materials.
12. The project will preserve and protect, to the maximum extent practicable, any mature, specimen or skyline tree, or appropriately mitigate the loss.

Landscaping provided on-site would not change as a result of the project.

Zoning

18. The public health, safety and welfare will be protected.

The As-Built second floor plan and deck is within the allowable maximum height of the single-family zoning for the neighborhood, and thus compatible with the neighborhood as envisioned under the City General Plan and Zoning Ordinance. The As-Built second floor plan and deck is consistent with other applicable zoning regulations, including setbacks, except for the maximum recommended floor area. In this regard, the As-Built second story floor plan and deck is generally consistent with what was previously approved by the County of Santa Barbara. The As-Built second story floor plan and deck is consistent with zoning requirements for parking and will not affect site access.