



DESIGN REVIEW BOARD Staff Report

Agenda Item B.1
Meeting Date: December 10, 2019

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 & Decks
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 primarily repurposing existing attic space and adding a 37 SF rear-facing deck.

- 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 located, 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 426 SF area for a new master bedroom suite from mostly existing attic space as well as construct an approximately 37-SF second-story deck facing north (toward the rear yard).
 - The proposed addition is located on the west side of the existing second story. As mentioned above, the master bedroom suite would largely convert existing permitted internal attic space. It would also extend the second floor’s western wall two feet to the west; the eave line would extend approximately 1 foot beyond this. The addition would not raise the existing ridge line of the roof.
 - If the second story expansion is approved, the residence would be approximately 2,922 SF, not including the approximately 434-SF garage, 189-SF front deck, and 37-SF rear deck.
 - All materials used for this project are to match the existing property.

DISCUSSION:

- ***Previous Approvals:***

1. A review of available permit history demonstrates that a two-story residence and the existing 320-SF first-floor addition at the rear of the property are permitted.
2. Floor plans showing the size of the second story and window locations, however, have not been found.
3. Based on review of nearby two-story residences with a similar design, it appears that the original design for the house's second story included:
 - Two windows, with either a shed roof (most likely) or dormers, on the south (front) elevation of the home with no deck;
 - No windows on the west elevation of the second story, which is consistent with both the existing floor plans/elevations and the proposed floor plans/elevations;
 - One window on the north (rear) elevation of the second story, which is consistent with the existing floor plan/elevations; and
 - Two windows on the east elevation of the second story, which is consistent with both the existing and proposed floor plans/elevations.

It seems the requested As-Built second story floor plan and deck creates minimal, if any, privacy concerns as: (1) the existing deck faces the front yard and there is over 100' between the edge of the deck and the closest point of the homes across the street; (2) it appears the deck is located where two windows used to be located; and (3) it appears the As-Built second-story windows are located identical to those of nearby residences sharing this same design.

- ***Zoning Ordinance Consistency:***

The property is zoned Design Residential. Per Section 35-222.3 of the Inland Zoning Ordinance, single-family dwellings in this zone district are subject to the processing and development requirements of the R-1 zoning district, unless an approved Final Development Plan exists for the property; thus far, no evidence of a Final Development Plan for the neighborhood has been found.

The proposed project meets the R-1 zoning district requirements for setbacks (front, side, rear), height, and parking. The existing dwelling, however, is legal non-conforming with respect to the recommended maximum Floor Area Ratio (FAR). The requested As-Built approval and the proposed addition would further increase the FAR as shown in the table below. Per Appendix E of the Inland Zoning Ordinance, "proposals that exceed [the] floor area guidelines are to be considered on a case-by-case basis with input from the City's Design Review Board and/or Staff."

	Floor Area	Max FAR	FAR Exceeded (SF)	% of Max FAR
Existing (Permitted)*	2324.9*	2,281.25	43.65	101.9%
Proposed As-Built*	2495.9*	2,281.25	214.65	109.4%
Proposed New	2921.9	2,281.25	640.65	128.1%
*Note: Staff believe that the floor area reported for the Proposed As-Built plans is likely a more accurate representation of what was previously permitted (by the County of Santa Barbara) than the floor area reported for "Existing (Permitted)".				

- **General Plan Policy:**

General Plan Policy VH 1.1 identifies prominent landforms, such as the foothills and the Santa Ynez Mountains, as a scenic resource and also protects and preserves such resources.

The requested As-Built second story floor plan and deck would not affect views of the Santa Ynez Mountains as there appears to be minimal change to the floor plan and the deck area is below the existing (permitted) ridgeline of the house. Further, the requested master bedroom suite addition would not significantly change the view to the mountains from the public street given that the majority of the square footage from the master bedroom suite is coming from existing (permitted) attic space. While two additional feet will be added along the west side of the residence, this area is approximately 85' from the south side of Scripps Crescent Street and some of the view of the mountains is already screened by vegetation at the side and rear of the property.

- **Project Components Not Under DRB Purview:**

The following project components listed on Sheet A1.0 are not under the DRB's Purview:

1. As-Built approval of a 240-SF rear yard trellis.
2. Removal of the existing hot water heater in the garage and installation of a new, tankless water heater on the east side of the residence.
3. Interior remodel of the first floor, including the relocation of the kitchen to the existing family room addition and a new powder room under the stairs.

- **Other Considerations (as of December 3, 2019):**

1. If the As-Built second story floor plan and deck is denied, and if a copy of the permitted second-story floor plan cannot be located, the applicant will be required to redesign and resubmit a second-story floor plan addressing the removal of the existing deck for DRB approval.
2. If the As-Built second story floor plan is approved, and if the proposed addition is not approved, the applicant will be required meet Building and Safety requirements regarding access to the unfinished attic space.

There have been many public comments received on this proposal both over the phone and in writing. Staff have also met with several nearby residents, including representatives of the First University Village Homeowners' Association, regarding their concerns. The written comments are attached to this report. The verbal comments focused on size/neighborhood compatibility, privacy, noise, traffic/parking, and building and safety structural design issues.

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

ATTACHMENTS:

- Project Plans
- DRB Findings for the As-Built Second Story Floor Plan and Deck
- DRB Findings for the Proposed Second Story Master Bedroom Suite with Deck
- Site Photographs and Google Earth Views
- Written Public Comments