



## DESIGN REVIEW BOARD

### Staff Report

Agenda Item C.1

Meeting Date: November 10, 2020

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TO: Goleta Design Review Board  
FROM: Darryl Mimick, Associate Planner; (805) 961-7572

SUBJECT: **5689 Berkeley Road (APN 069-324-002)**  
**Harrison Second Story Expansion to Existing 2<sup>nd</sup> Story House**  
**Case No. 20-0014-DRB**

#### PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary*. The property includes a 2,293-square foot residence and an attached 489-square foot 2-car garage on a 9,147 square foot lot in the RS zone district. The applicant proposes to construct a 360 square foot expansion to the existing 2<sup>nd</sup> story in the rear portion of the house (southern elevation). The resulting 2-story residence would have a total of 3,631 square feet of area, consisting of a 3,142 square foot single-family dwelling and an attached 489-square foot 2-car garage. All materials used for the addition are proposed to match the existing residence.

The project was filed by agent Timothy Steele, agent on behalf of Patty and Matthew Harrison, property owners.

#### ISSUES:

- **Zoning Ordinance:** As adopted in Section 17.07.040 of Title 17 of the Goleta Municipal Code, the maximum floor area for this property is 2,676 sq. ft. The maximum floor area includes all of the internal square footage including the square footage of the garage. With that said, the proposed project exceeds the maximum allowable floor area for this property by 995 square feet. The resulting 2-story house inclusive of the garage would have a total of 3,631 square feet. Per Section 17.07.040 of Title 17, "development that exceeds the floor area standards may be approved subject to Design Review approval by the Design Review Board".

#### ENVIRONMENTAL REVIEW (NOE):

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA and a Notice of Exemption is proposed. The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA, as identified below:

15301. Existing Facilities

- Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

**NEXT STEPS:**

If the DRB grants the applicant's request, the next steps include: (1) approval of Land Use Permit, (2) start of 10-day appeal period of the Land Use Permit and Preliminary Review of the Design Review Board; (3) issuance of Land Use Permit, (if no appeal if submitted); (4) Final DRB; (5) review and approval by Building & Safety ("Building Permits"); and (5) project construction, including Building & Safety site inspections.

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**ATTACHMENTS:**

- Findings for Approval
- Project Plans
- Material/Color Sample Board