

DRB Preliminary Review Findings
Section 17.58.080 Of the Goleta Municipal Code
New Single Family Residence and Rear Setback Modification
225 Ravenscroft Drive (APN 077-183-010)
Case No. 22-0001-MOD, 21-0002-DRB, 20-0020-LUP

A. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

The proposed project consists of a 2-story dwelling with an attached garage and shared driveway with a similarly designed project proposed on the northern adjacent parcel at 245 Ravenscroft Drive. The existing neighborhood is a mix of 1- and 2-story homes with most of the homes nearest the site being single story. The 2-story dwelling on this site will be compatible given the siting on the property, the topography of the site, and the distances to other homes. Further, this dwelling has been designed to complement the adjacent property, which will share a common driveway. The DRB found that the size of the home would be compatible with the area and granted an increase in maximum floor area as provided for in Section 17.07.040.A. DRB noted that the new dwelling will complement the neighborhood as much as possible and that the proposed size, bulk, and scale will fit with the neighborhood.

B. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The site is constrained by an unconventional lot shape and a slope on the east side facing Ravenscroft. The proposed dwelling and attached garage are placed such that the garage doors do not face the street on the level portion of the site away from the eastern sloping side. The site is laid out in such a manner to coordinate with the adjacent property with the use of the share driveway and similar architecture, colors, and materials. The development has been designed and oriented in such a manner to work with the existing topography of the site to allow the placement of the home on the site while being respectful to the existing homes located to the north and west. Further, because of constraints the odd shape lot presents, the siting of the on-site development has not been able to fully meet all setbacks, the applicant has requested a rear setback modification to reduce the required 25-foot setback to 15 feet in order to accommodate the proposed development. All other development standards are met. The proposed dwelling with an attached garage will be the only structure on the property.

C. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The proposed dwelling has a “modern farmhouse” style which members at the February 9, 2021, DRB meeting generally supported and found the style to be harmonious with the surrounding development. Further, the design of the house will be harmonious with the home to be located at 245 Ravenscroft in terms of architectural style, colors and materials, and will

create a balanced streetscape together while integrating into the existing neighborhood fabric.

D. There is harmony of material, color, and composition on all sides of structures.

The proposed “modern farmhouse” style blends wooden siding with fine white exterior plaster on all sides of the structure under a standing seam metal roof.

E. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

The mechanical equipment is well integrated and has been designed to be screened from public view.

F. The site grading is minimized and the finished topography will be appropriate for the site.

Minimal grading will occur and most of the grading will occur in relationship to the construction of the proposed shared driveway. Grading is limited to 95 cubic yards of cut, 63 cubic yards of fill, and 32 cubic yards of export.

G. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

The subject parcel is a vacant lot with a Mexican fan palm on the southern property line and a row of Yucca hedges on the eastern property line. The Mexican fan palm will be preserved while the row of Yucca hedges will be removed. No specimen or protected trees are proposed for removal. The proposed landscaping includes a range and density of drought-tolerant vegetation throughout the property in accordance with Visual and Historic Resources Element 4.9 of the General Plan. The trees, shrubs, and ground cover plantings proposed to be installed are appropriate for a residential neighborhood in the South Coast climate.

H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

The planting materials selected include a variety of trees, shrubs, and ground cover appropriate for the Goleta climate and this residential neighborhood. The plant materials selected are low water, comply with the MWELo requirements, and will be irrigated with a greywater system.

I. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

The proposed exterior lighting fixtures are fully shielded and direct all light downward to prevent light trespass beyond the property lines. The proposed exterior lights are the minimum necessary to provide nighttime safety and enjoyment of the property.

J. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

The proposed project is in a residential neighborhood with a mix of single- and two-story single-family dwellings. The project conforms to the required RS zone development standards including 25' height limit, 20' front setback, and 10% lot width side setbacks. The applicant requests a rear setback modification to reduce the required 25-foot setback to 15 feet in a small portion to accommodate the proposed development given the site's unconventional lot shape and slope on the eastern property line facing Ravenscroft. The project landscaping includes two 24-inch box-sized chitalpa trees to help screen the 2nd story deck and dwelling from the western neighbor.

K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6)

There are no additional design standards as expressly adopted by the City Council that are applicable to this project.