

DRB Preliminary Review Findings
Section 17.58.080 of the Goleta Municipal Code
Missel Trellis, Addition, and Rear Setback Modification
30 San Jano Drive (APN 079-412-019)
Case No. 22-0003-MOD, 22-0003-DRB, 23-0013-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 property includes an existing 1,014-square foot single family residence, and an attached 466-square foot, two-car garage. The existing neighborhood and homes directly adjacent to the subject lot are primarily single-story residences. The addition to the residence will be compatible given the siting on the property, the topography of the site, and the distances to other homes. Further, the addition is not a second story addition, which would be incompatible with the neighborhood. The proposed one-story addition is compatible to other additions that have been previously permitted in the past with residences having the same floor plan in the neighborhood. This includes the residence directly to the east of the subject lot. The DRB found that the size of the addition compatible with the area and granted an increase in maximum floor area as provided for in Section 17.07.040.A. The DRB noted that the new addition will complement the neighborhood and that the proposed size, bulk, and scale is consistent 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 the placement of the existing building footprint, which is situated on a corner lot. Given the increased setbacks of corner lots, the practical location of the addition is the southeastern portion of the site. The proposed MOD to encroach into the rear yard setback is justified to construct the addition as proposed instead of a second-story addition. The neighborhood is primarily a single-story in nature and therefore a second-story addition would not be compatible with the neighborhood. The existing physical factors of the lot make it difficult to site the addition without encroaching slightly in the rear yard setback for a small portion (184 square feet).

The addition has been designed and oriented in such a manner to work with the existing topography of the site to allow the placement of the addition on the site while being respectful to the existing homes located in the vicinity. Due to the constraints of the corner lot, the siting of the addition does not 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.

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 addition will consist of a green, smooth exterior stucco finish and composite shingle roof, which would match the existing façade and roof of the residence, as well as a significant number of nearby residences. On November 8, 2022, the DRB unanimously supported and found the style to be harmonious with the surrounding development. Further, the design of the house will be harmonious with the home located to both direct adjacent residences located to the north and east of the subject residence in terms of architectural style, colors and materials.

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

The proposed addition would consist of a smooth exterior stucco finish and composite shingle roof, which would match the existing façade and roof of the residence.

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.

No new exterior mechanical equipment is proposed as part of the addition.

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

Minimal grading will occur as part of the proposed addition. Grading is limited to 12 cubic yards of cut, 10 cubic yards of fill, and 2 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.

No new landscaping is proposed as part of the addition.

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.

No new landscaping is proposed as part of the addition.

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

One exterior light is proposed on the northern façade of the addition, which will be fully shielded and directed downward to prevent light trespass beyond the property lines. The proposed exterior light is the minimum necessary to provide nighttime illumination 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 primarily 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 corner lot status. The majority of the project (all of the trellis and over 50% of the addition) will observe the 25' rear setback standard. The placement of the addition will not impact adjacent neighbor's views or privacy.

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.