



## DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services  
130 Cremona Drive, Suite B, Goleta, CA 93117  
Phone: (805) 961-7500 Fax: (805) 961-7551  
[www.cityofgoleta.org](http://www.cityofgoleta.org)

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### AGENDA ITEM L-1

DATE: June 23, 2009  
TO: Goleta Design Review Board  
FROM: Laura Vik, Associate Planner  
SUBJECT: 07-182-DRB; Perez Additon; 130 Nectarine Avenue; APN 071-061-020

**APPLICANT:** Larry Thompson,  
Lawrence E. Thompson Architects, Inc.  
1525 State St., #99  
Santa Barbara, CA 93101

### PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes a 903-square foot, 1-story residence and a detached 462-square foot 2-car garage on a 5,771-square foot lot in the DR-30 zone district. The applicant proposes to construct 1,095-square feet in additions, consisting of a 510-square foot first floor addition and the additon of a new 585-square foot second floor. The resulting 2-story structure would be 2,460-square feet, consisting of a 1,998-square foot single-family dwelling and a detached, 462-square foot 2-car garage. This proposal exceeds the maximum allowable floor area guideline for this property, which is 1,831.3-square feet plus an allocation of 440-square feet for a 2-car garage, by 188.7-square feet. All materials used for this project are to match the existing residence. The project was filed by agent Larry Thompson on behalf of Arturo Perez, property owner. Related cases: 07-182-LUP.

### BACKGROUND:

The project was submitted on September 7, 2007 as a Development Plan for additions to the existing residence and a new second unit. After processing issues related to the Development Plan application, the applicant resubmitted the project in March of 2009 as a single family residential additon only. As such the permit path was downgraded from a Development Plan to a Land Use Permit. This is the first time the project has been before the DRB, and there are no known violations on the property.

**ANALYSIS:**

**Zoning Consistency:**

	Required	Proposed	Consistent Y/N
Front Yard Setback	50 feet from Centerline 20 feet from right-of-way	~39 feet from Centerline ~13.5 feet from right-of-way (no change)	Yes Legal, non-Conforming;
Side Yard Setback	10% of Width (5) feet	North elevation: 4 feet (no change; Averaged northern elevation: 7.51 feet)  South elevation: 4 feet (no change)	Yes Legal, non-Conforming;  Yes Legal, non-conforming
Rear Yard Setback	25 feet	~36 feet (new addition)  4 feet (existing garage is an accessory structure, and as such, may be located in the required rear yard setback)	Yes
Floor Area Guidelines	1,831.3 square feet plus an allocation of 440 square feet for a 2-car garage	2,020 square feet plus an attached 440-square foot 2-car garage	No
Building Height	25 feet (recommended maximum in General Plan)  35 feet (zoning ordinance maximum)	22.3 feet	Yes
Parking spaces	2 car garage	2 car garage	Yes
Landscaping	N/A	N/A	N/A
Storage (trash)	N/A	N/A	N/A

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance.

**ISSUES:**

- The proposal exceeds the recommended maximum floor area ratio by 188.7 square feet.

- The applicant has been advised that the proposed addition may not be used as a second unit and, as such, that a Notice of Restriction of Use of Real Property may be required to be recorded prior to Land Use Permit issuance.
- The existing home was constructed in 1934; however, the structure/property is not eligible for listing as a City Landmark or Place of Historic Merit in accordance with findings made in a Historic Resources Report prepared for the property by Post/Hazeltine Associates in October of 2008. A copy of the report is available at the Planning and Environmental Services Department.

**ATTACHMENTS:**

- Reduced 11" x 17" copies of site plans and elevations.

**COMPLIANCE INFORMATION**

Owners: Mr. and Mrs. Arturo Perez, 130 Nectarine Avenue, Co  
 Project Address: 130 Nectarine Avenue, Goleta 956-3088  
 APN: 071-061-20

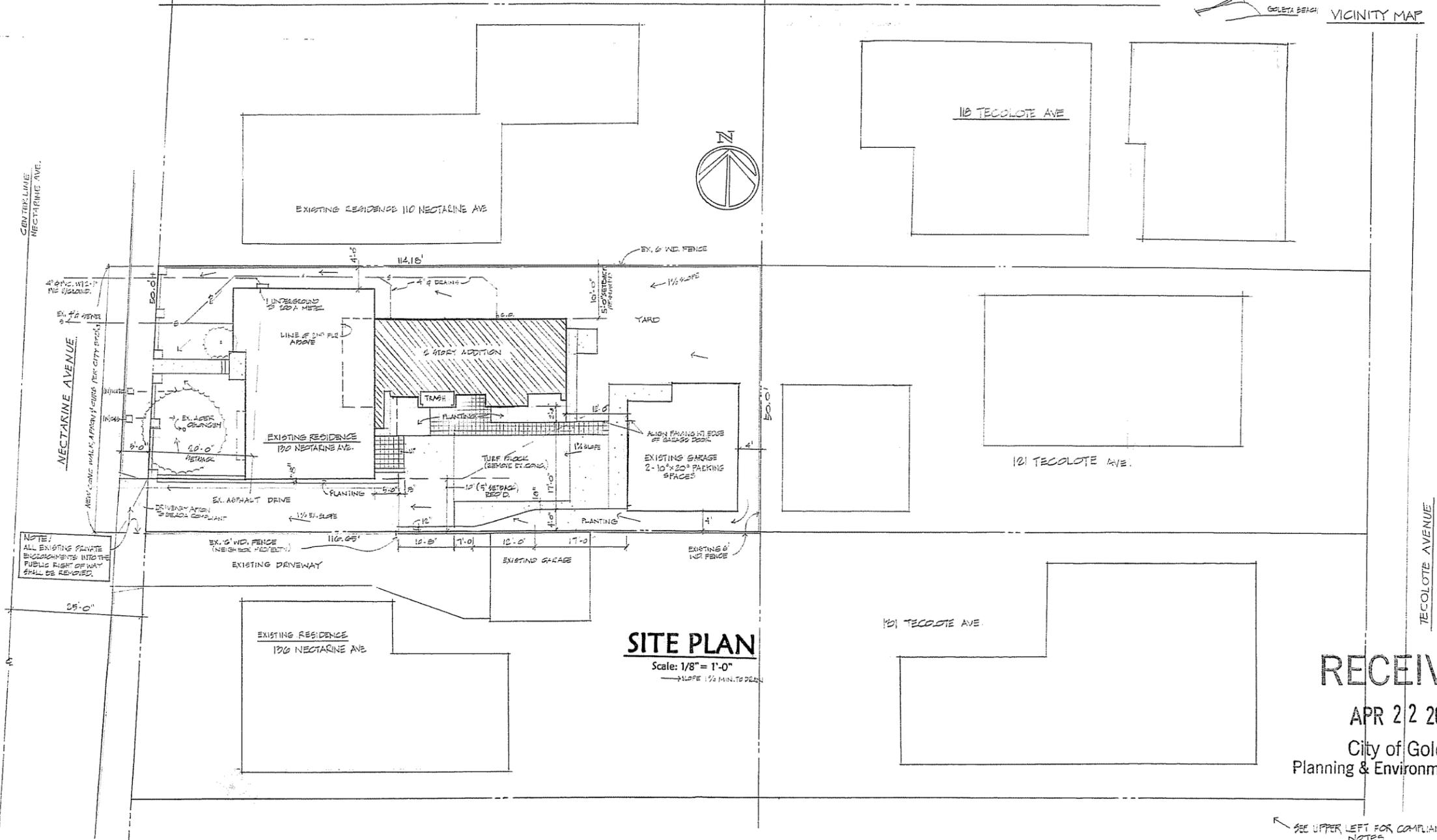
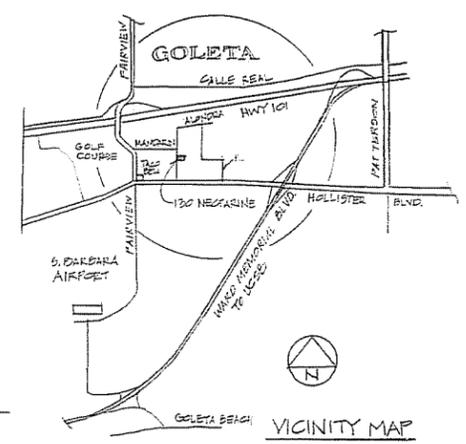
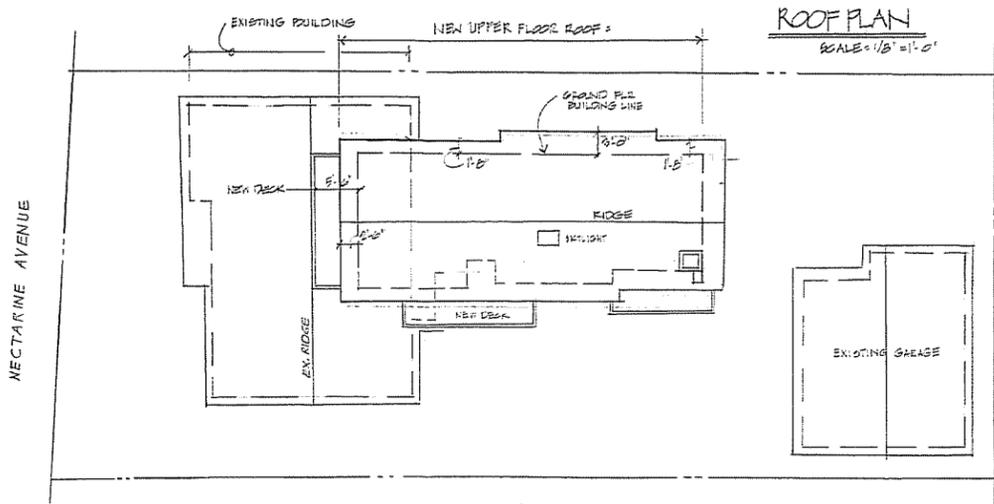
Lot Area: 5,771 sf.  
 General Plan Designation: High Density Residential  
 Zoning: DR-30 Design Residential  
 Area Existing Home: 903 sf.  
 First Floor Addition: 510 sf.  
 Second Floor Addition: 585 sf.  
 Total Addition: 1,095 sf.  
 Completed Floor Area: 1,998 sf. Habitable. Includes Ext. Walls  
 FAR Ratio: Habitable .346

Existing Garage: 462 sf.  
 Total Building: 2,460 sf.  
 Remodel Area: 250 sf.  
 Building Coverage: 1,875 sf. 32.5 %  
 Open Space: 2,602 sf. 45.1 %  
 Ext. Paving (Impervious): 1,294 sf. 22.4 %  
 Existing Paving: 1,109 sf. (100 %)  
 Drainage, as existing, from rear of lot to front, street

Floor Area Ratio Calculation:  
 From R-1 Max. Floor Area Ratio Table by City of Goleta  
 5,000 sf. Lot = 1,600 sf. floor area  
 771 sf. Lot = 231 sf. floor area  
 Garage Allowance = 440 sf.  
 Maximum Allowable Area 2,271 sf.  
 Maximum New Area:  
 Less Existing Area -1,343 sf. Includes 440 sf. Garage Allowance  
 Maximum New Area 928 sf.  
 Less Garage Over 140 sf. -22 sf.  
 Max. New Residence 906 sf. (Proposed Area sf. over Guideline)

All work shall be in accordance with the current Building and Zoning Ordinances of the City of Goleta, including State Title 24 Energy Standards, the 2006 Editions, California Building Code, California Plumbing Code, California Mechanical Code, and the California Mechanical Code.

NOTE: THE PROPOSED ADDITION MAY NOT BE USED AS A SECOND RESIDENCE IN WHOLE OR IN PART.



NOTE: ALL EXISTING GRANITE ENCLOSURES INTO THE PUBLIC RIGHT OF WAY SHALL BE REMOVED.

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APR 22 2009  
City of Goleta  
Planning & Environmental

APPROVED

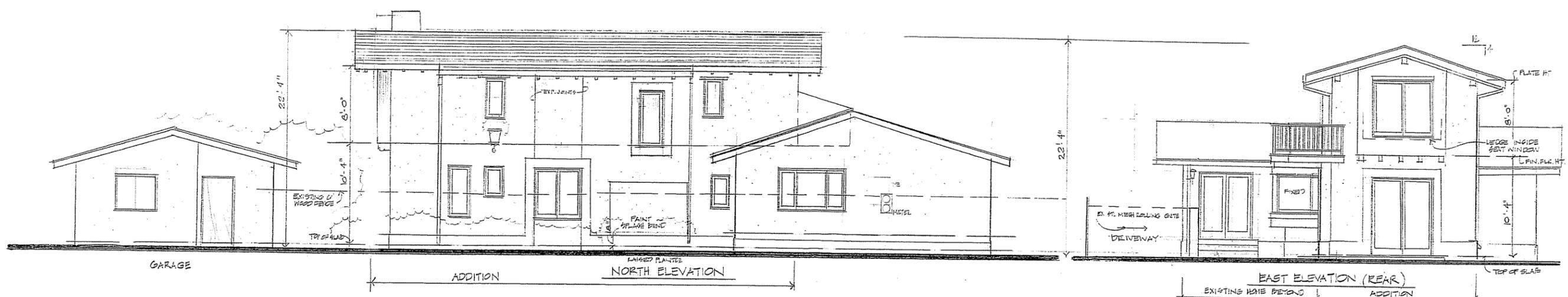
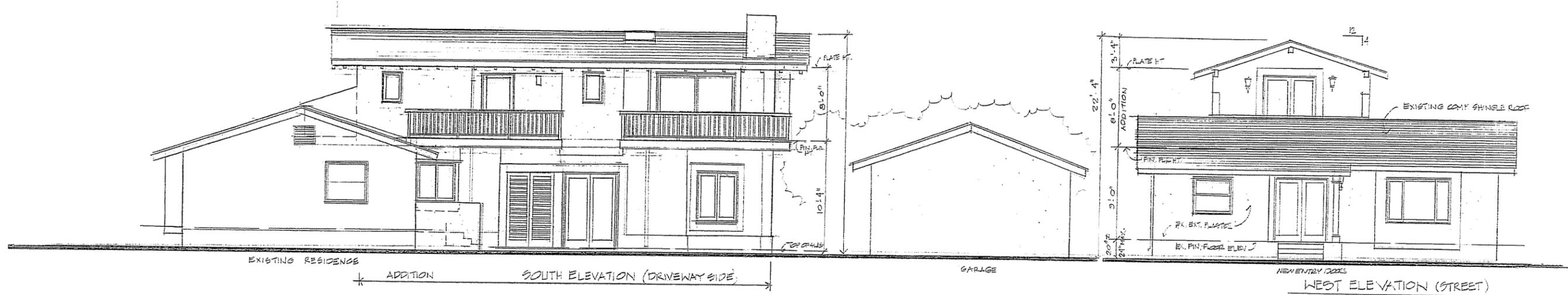
REVISIONS

**Lawrence E. Thompson, Architects, Inc.**  
 1625 State Street, # 99, Santa Barbara, CA 93103 805-962-2236

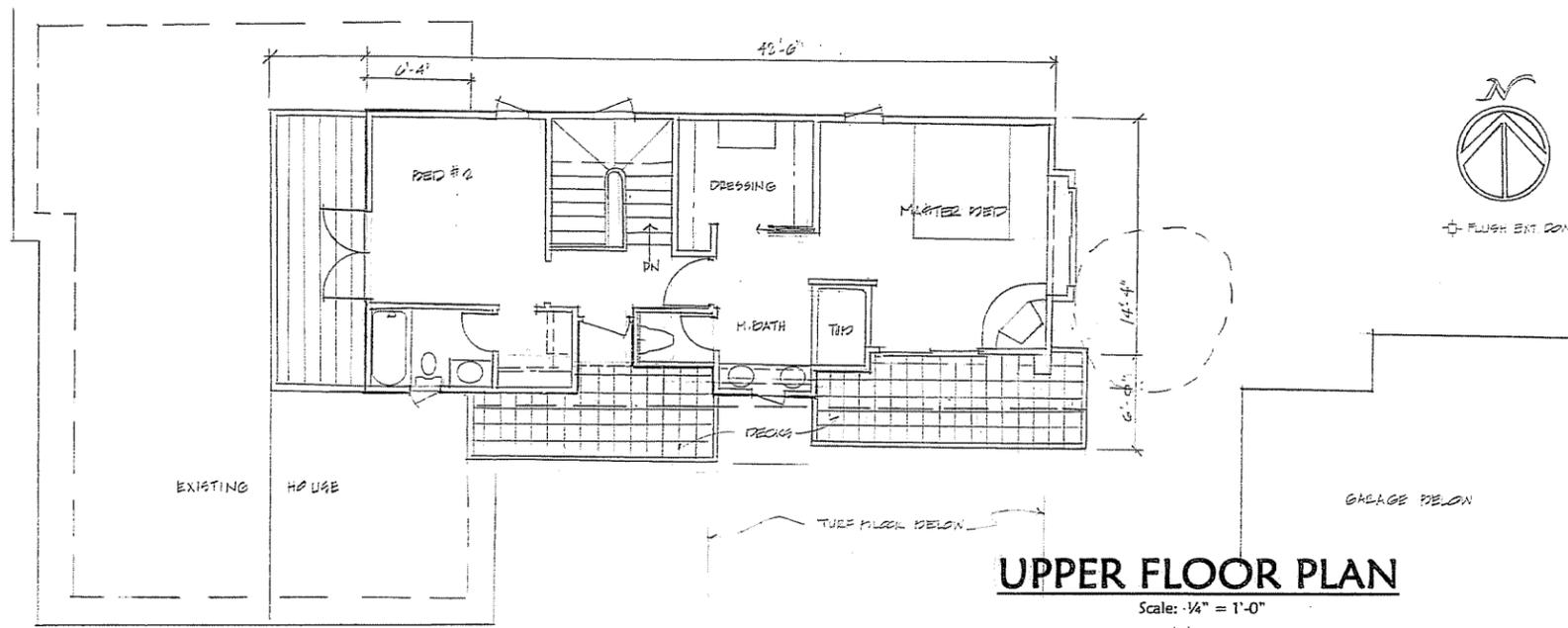
RESIDENTIAL ADDITIONS FOR MR. & MRS. **ARTURO PEREZ**  
 130 NECTARINE AVENUE, GOLETA, CALIFORNIA

PROJECT NO.  
 DATE:  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NO.

SEE UPPER LEFT FOR COMPLIANCE NOTES

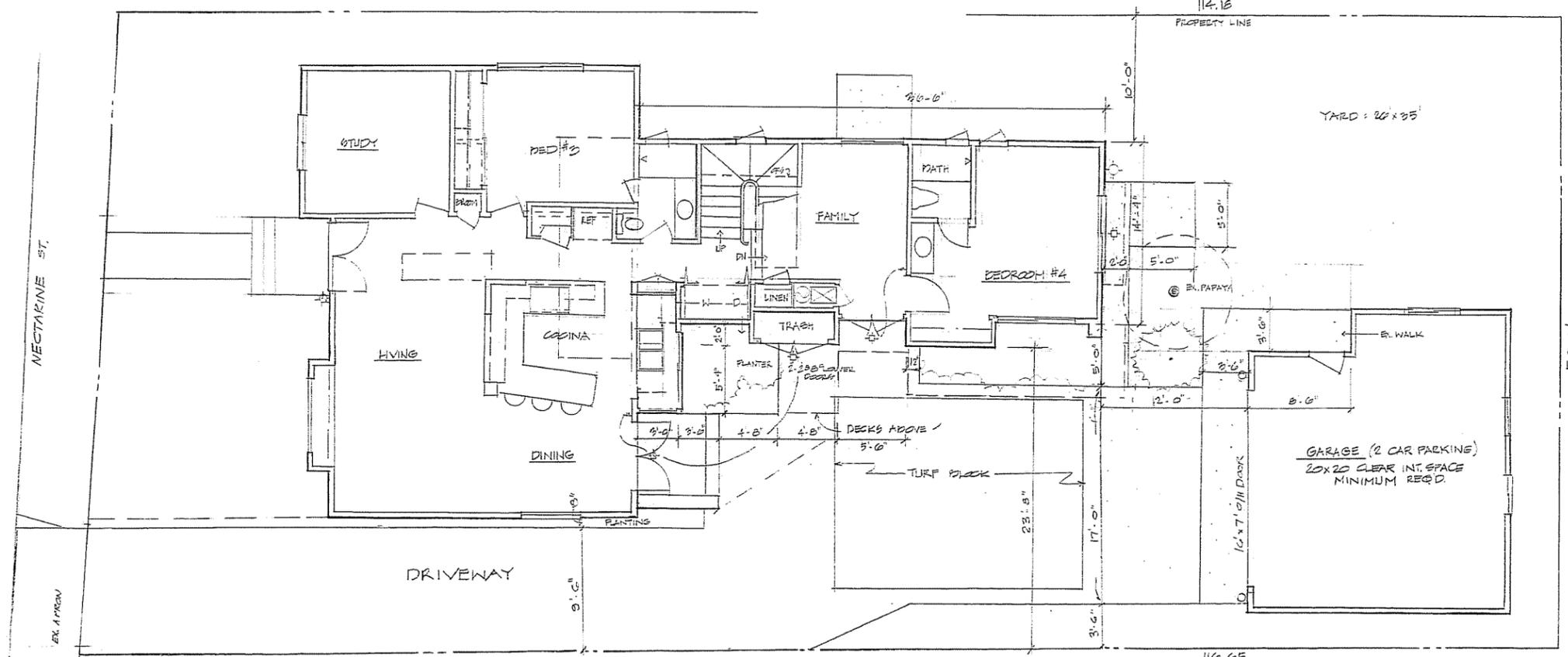


**EXTERIOR ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**UPPER FLOOR PLAN**

Scale: 1/4" = 1'-0"



**GROUND FLOOR PLAN**

Scale: 1/4" = 1'-0"