



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
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www.cityofgoleta.org

AGENDA ITEM L-3

DATE: September 8, 2009
TO: Goleta Design Review Board
FROM: Brian Hiefield, Planning Technician
SUBJECT: 09-099-DRB; 7588 Hempstead Avenue; APN 079-381-016

APPLICANT: Paul Zink, AIA
779 Calabria Drive
Santa Barbara, CA 93105

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes a 1,743-square foot residence and an attached 489-square foot 2-car garage on a 6,196-square foot lot in the 8-R-1 zone district. The applicant proposes to permit an as-built 373-square foot front yard trellis over the existing concrete driveway as well as restore the garage conversion constructed without permit back to a compliant 2-car garage, and remove a storage shed in the side yard setback. There are no changes to the existing single family dwelling. The project was filed by agent Pau Zink, AIA on behalf of Taylor Smith and Kim Cole, property owners. Related cases: 09-099-LUP.

BACKGROUND:

The project was submitted on June 26, 2009. This is the first time the project has been before the DRB.

Zoning violations currently onsite include the existing trellis within the western side yard setback, the garage conversion to habitable space, and an attached storage shed within the western side yard setback. All zoning violations are proposed to be remediated with this project.

ANALYSIS:

Zoning Consistency:

	Required	Proposed	Consistent Y/N
Front Yard Setback	50 feet from Centerline 20 feet from right-of-way	50 feet from Centerline 23 feet from right-of-way	Yes
Side Yard Setback	10% of Width (6.2) feet	East elevation: 6.2 feet (no change) West elevation: 6.2 feet (no change)	Yes
Rear Yard Setback	25 feet	25 foot minimum (no change)	Yes
Height	25 feet	22 feet 5 inches (no change)	Yes
Parking	2 parking spaces	2 parking spaces	TBD

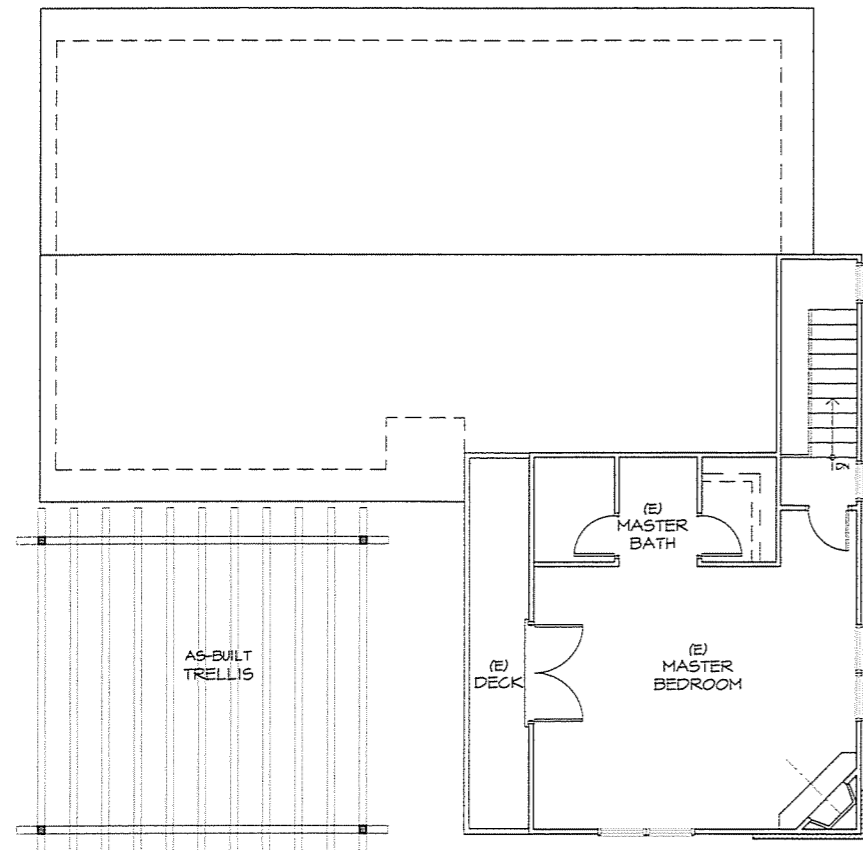
The proposed project is yet to be determined consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance.

Issues:

- **Administrative policy requires that turning radius measurements be done with a standard car (18' bumper to bumper x 5.8' wide) turning template. The site plan shows one turning movement with a small sedan, and one with a compact car. Discuss the feasibility of parking two standard size cars with this proposed layout, and possible alternatives that would improve functional access to the garage.**
- **Administrative policy would require an 18' garage opening for a new SFD. Consider the feasibility of the garage opening as proposed (14'-9"), and discuss possible alternatives that would improve functional access to the garage.**

ATTACHMENTS:

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



SECOND FLOOR PLAN

3/16" = 1'-0"

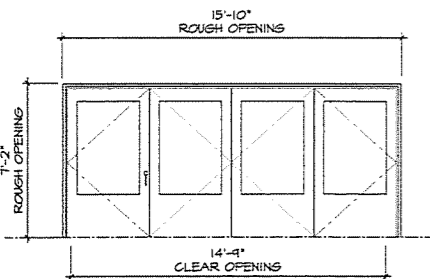
PROJECTS WITH MODIFICATION APPROVALS, PROJECTS LOCATED WITHIN 12" OF A SETBACK; OR PROJECTS WHERE SITE CONDITIONS WARRANT, MAY REQUIRE A SURVEY TO VERIFY FOOTPRINT OF STRUCTURE PRIOR TO FOOTING INSPECTION APPROVAL.

SITE / FLOOR PLAN NOTES:

- 1 REMOVE (E) AS-BUILT CARPORT POST THAT IS 4.70' FROM PROPERTY AND RELOCATE 6.2' FROM PROPERTY LINE. NEW POST FOOTINGS PER DETAIL D/A2.
- 2 NOT USED.
- 3 AS-BUILT TRELLIS TO REMAIN. SEE DETAIL SHEET A2 FOR ADDITIONAL INFORMATION.
- 4 (E) CONCRETE DRIVEWAY TO REMAIN.
- 5 (E) 6" CMU BLOCK RETAINING WALL. SEE LEFT SIDE ELEVATION FOR PROFILE.
- 6 (E) 6' HIGH HEDGE TO REMAIN.
- 7 (E) 6' HIGH WOOD FENCE TO REMAIN.
- 8 REMOVE (E) STORAGE SHED AGAINST THE HOUSE.
- 9 NEW SHINGLES GARAGE DOOR WITHIN (E) GARAGE DOOR OPENING, NO CHANGE TO STRUCTURAL FRAMING. SEE DOOR NOTES FOR ADDITIONAL INFORMATION.
- 10 GARAGE FLOOR TO BE NON-COMBUSTIBLE MATERIAL.
- 11 NO CHANGE TO (E) AS-BUILT TRELLIS POST, SEE DETAIL B/A2.
- 12 AUTOMOBILE BACK-OUT TURNING RADIUS AS SHOWN.

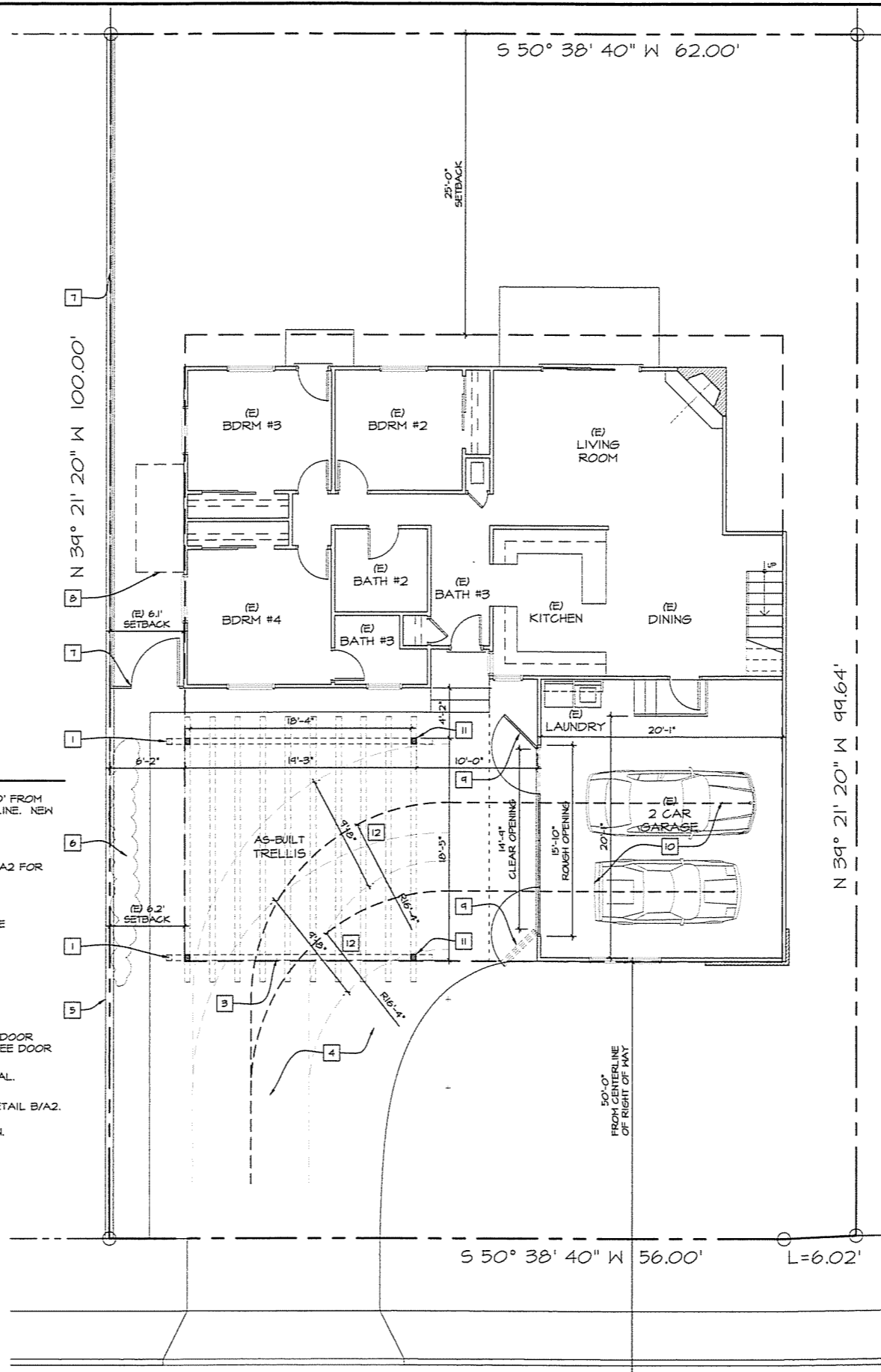
DOOR NOTES:

1. CONTRACTOR TO COORDINATE DOOR HARDWARE W/ OWNER.
2. ALL GLAZING IN DOORS TO BE DUEL GLAZED AND TEMPERED.
3. ALL EXTERIOR DOORS SHALL HAVE GALVANIZED SILL PAN SET IN A CONTINUOUS BED OF MASTIC.
4. CONTRACTOR TO FIELD MEASURE EXISTING ROUGH OPENINGS PRIOR TO ORDERING DOORS.
5. CONTRACTOR TO PROVIDE EXTERIOR DOOR STOP AND LATCH TO HOLD DOOR OPEN.
6. FOLDING DOOR TO BE BY VENTANA DOORS OF SANTA BARBARA, CONTACT LESLIE 966-3253.



DOOR ELEVATION - OUTSWING VIEW

1/4" = 1'-0"



OVERALL SITE PLAN & FIRST FLOOR

3/16" = 1'-0"

GENERAL DATA

PROJECT ADDRESS & OWNER: TAYLOR SMITH & KIM COLE
7588 HEAPSTEAD AVE
GOLETA, CA 93117
(805) 569-0220

ARCHITECT/APPLICANT: PAUL R. ZINK, AIA
779 CALABRIA DRIVE
SANTA BARBARA, CA 93105
(805) 569-3909

APN: 079-381-016

ZONING: B-R-1

GRADING: NONE

HIGH FIRE HAZARD AREA: NO

OCCUPANCY: R-3 & U

TYPE OF CONSTRUCTION: TYPE VB

NUMBER OF STORIES: (E) SINGLE STORY

BUILDING HEIGHT: +/- 23'-2" EXISTING
NO CHANGE TO (E) HEIGHT

STATISTICS

BUILDING AREA (GROSS):	
HOUSE:	
1st FLOOR	1,257 SF
2nd FLOOR	486 SF
	1,743 SF
GARAGE	489 SF
	2,232 SF TOTAL
NEW TRELLIS: 373 SF	
LOT SIZE: 6,196 SF / .1422 ACRES	
LOT COVERAGE:	
BUILDINGS:	1,746 / 6,196 = 28.2%
PAVING / FLATWORK:	1,350 / 6,196 = 21.8%
LANDSCAPING:	3,100 / 6,196 = 50.0%
TOTAL:	100.0%

FLOOR AREA RATIO

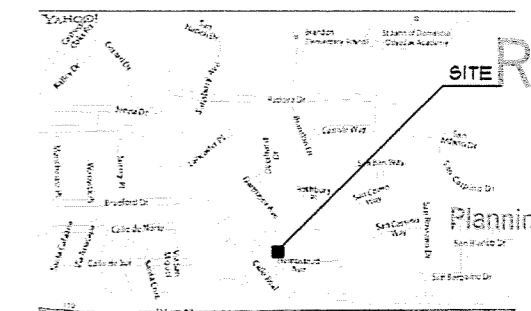
6,196 LOT SIZE
1,900 SF + (0.28 x 196)
1,900 + 55 = 1,955 MAX HABITABLE FLOOR AREA
489 SF (E) GARAGE - 440 ALLOWANCE = 49 SF
1,743 SF HOUSE + 49 SF EXTRA GARAGE = 1,792 SF
1,792 SF EXISTING < 1,955 MAX FLOOR AREA OK

SCOPE OF WORK

- A. REMOVE (E) NON-PERMITTED WALL AT GARAGE DOOR OPENING AND REPLACE W/ NEW GARAGE DOOR.
- B. REMOVED NON-PERMITTED STORAGE SHED.
- C. PERMIT (E) AS-BUILT TRELLIS, 373 SF.

SHEET INDEX

- A1 COVER SHEET, SITE PLAN & FIRST FLOOR PLAN
- A2 EXTERIOR ELEVATIONS & DETAILS



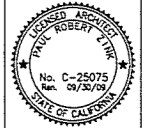
VICINITY MAP

NOT TO SCALE

REVISIONS	BY

PAUL ROBERT
ZINK
ARCHITECT

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As-Built Trellis
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RECEIVED

AUG 17 2009

City of Goleta
Planning & Environmental Svcs.

Date Aug 17, 09

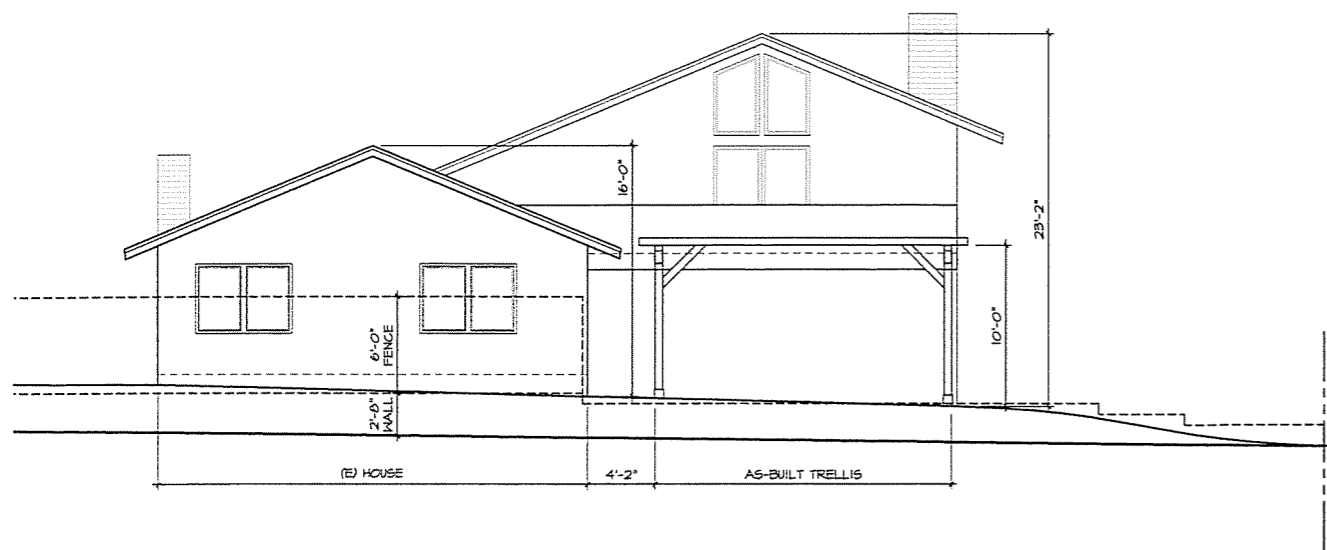
Drawn PR Zink

Job 2009-15

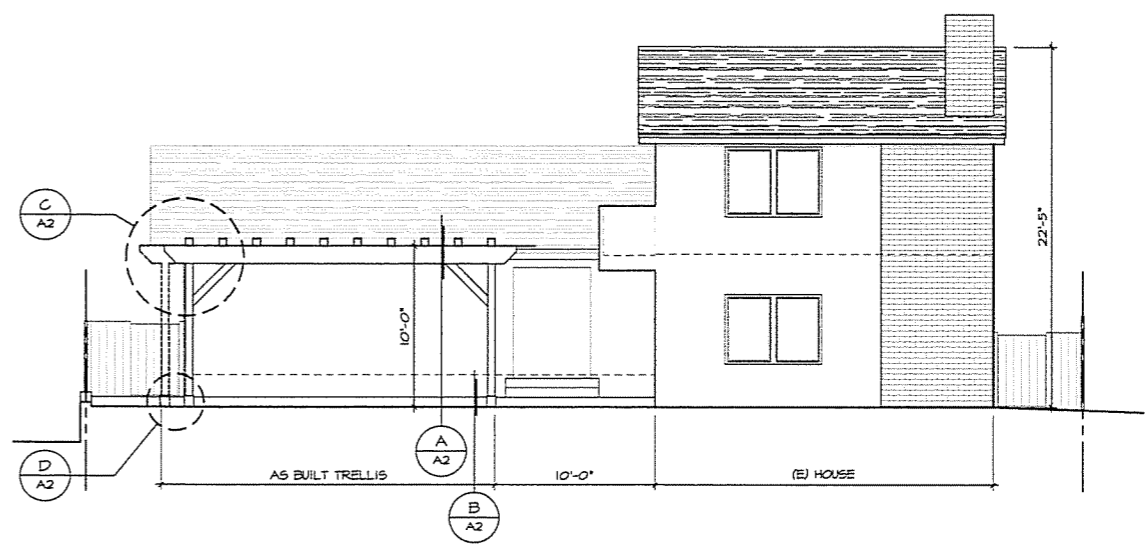
Sheet

A1

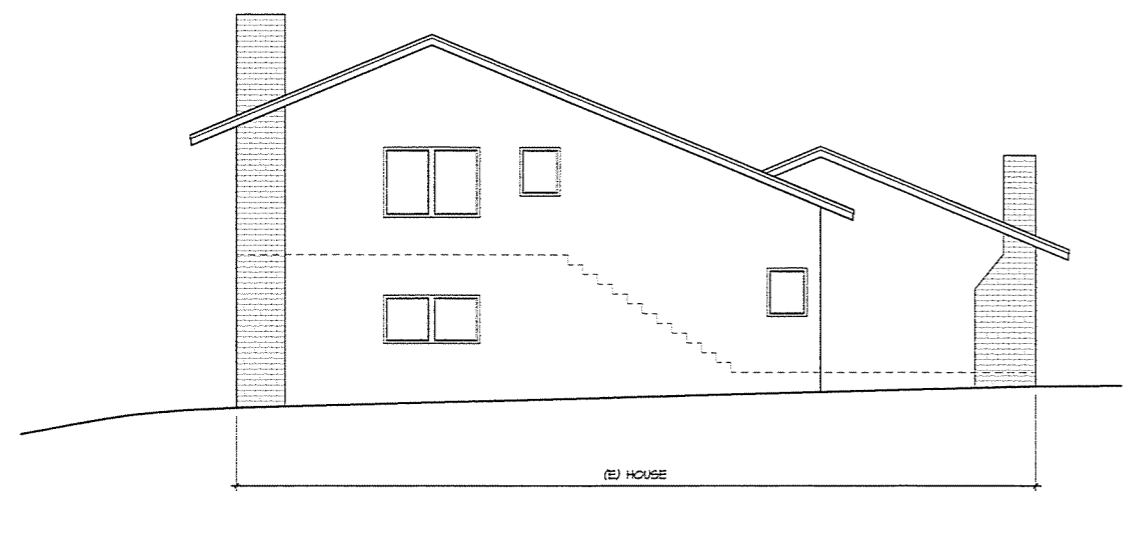
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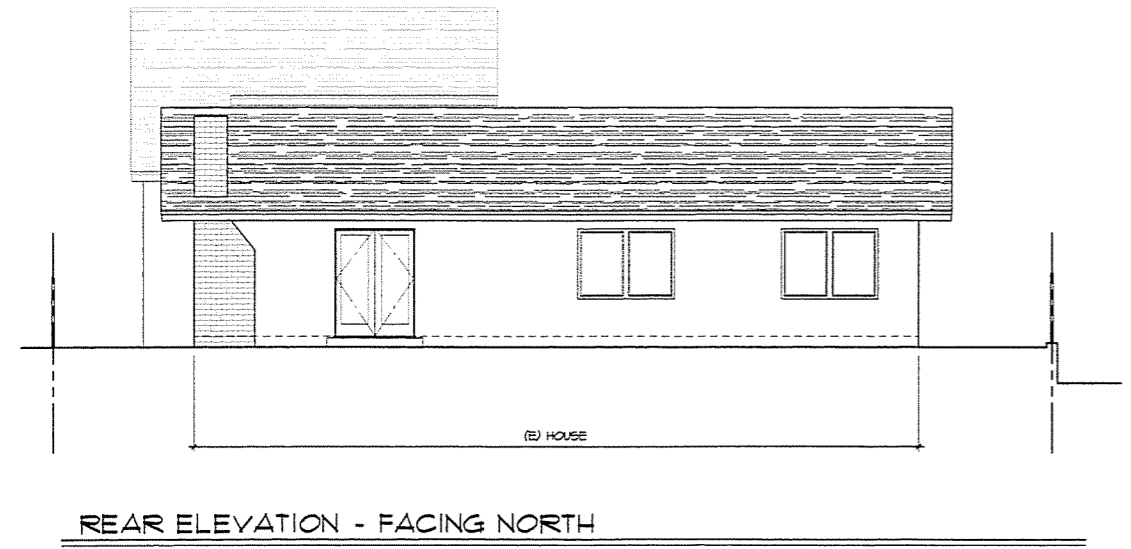
LEFT SIDE ELEVATION - FACING WEST
3/16" = 1'-0"



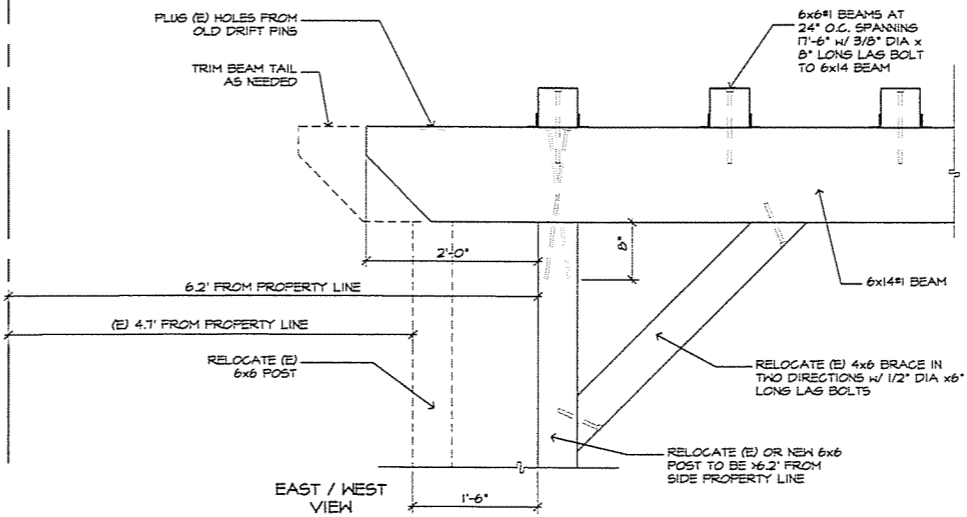
FRONT ELEVATION - FACING SOUTH
3/16" = 1'-0"



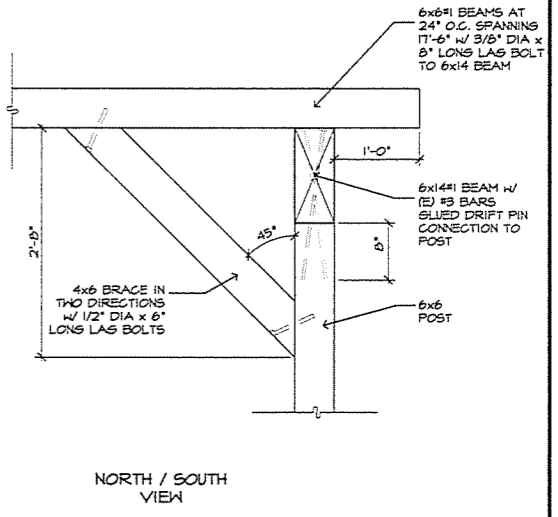
RIGHT SIDE ELEVATION - FACING EAST
3/16" = 1'-0"



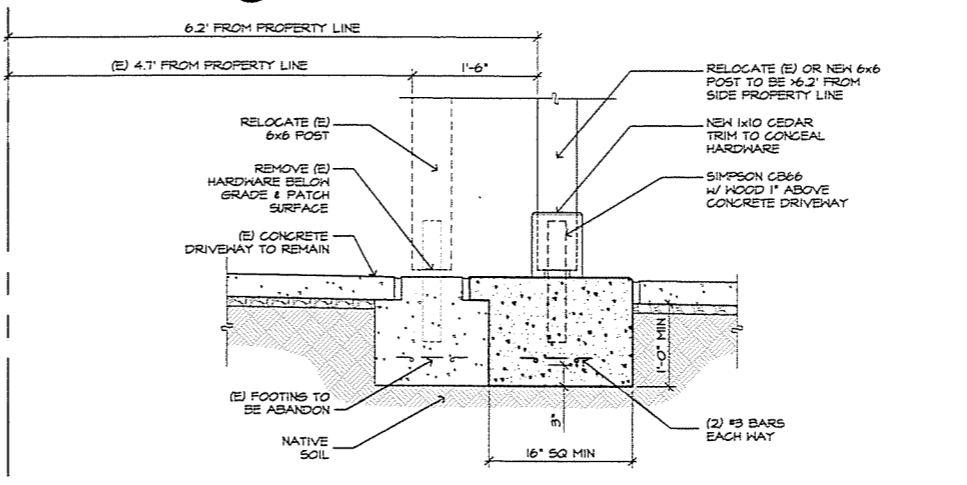
REAR ELEVATION - FACING NORTH
3/16" = 1'-0"



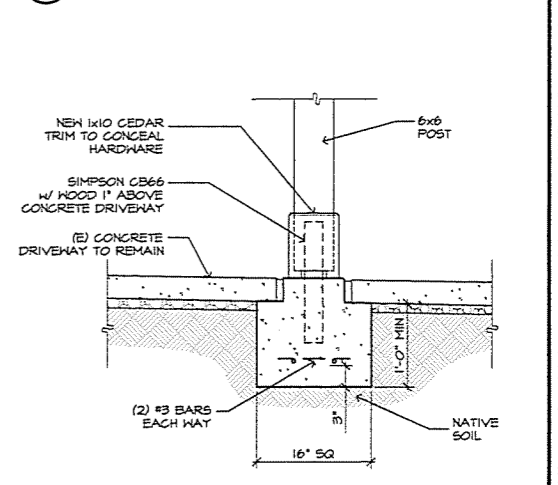
(C) Modified Trellis Post to Beam
SCALE : 1" = 1'-0"



(A) As-Built Trellis Post to Beam
SCALE : 1" = 1'-0"



(D) Modified Trellis Post Footing
SCALE : 1" = 1'-0"



(B) As-Built Trellis Post Footing
SCALE : 1" = 1'-0"

REVISIONS	BY

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Sheet
A2
of Sheets