



## 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-2

DATE: September 8, 2009  
TO: Goleta Design Review Board  
FROM: Brian Hiefield, Planning Technician  
SUBJECT: 09-034-DRB; 207 Carlo Drive; APN 077-181-008

**APPLICANT:** Vijay Prajapati  
701 Bath Street  
Santa Barbara, CA 93101

#### **PROJECT DESCRIPTION:**

This is a request for *Conceptual/Preliminary* review. The property is a 9,150-square foot graded vacant lot in the 8-R-1 zone district. An existing capped and abandoned former Goleta Water District well is located on the property. The applicant proposes to construct a new 2,460-square foot 2-story single family dwelling with an attached 438-square foot 2-car garage, consisting of 1,533 square feet on the first-floor and 927 square feet on the second-floor. The applicant also proposes to construct an attached 130-square foot patio cover. The resulting 2-story structure including the attached 2-car garage would be 2,898 square feet plus the proposed patio cover. This proposal is within the maximum allowable floor area for this property, which is 2,677 square feet plus an allocation of 440 square feet for a 2-car garage. The project was filed by Vijay Prajapati, property owner. Related cases: 09-034-LUP.

#### **BACKGROUND:**

The project was submitted on March 12, 2009. This is the first time the project has been before the DRB. There are no known violations on the property.

**ANALYSIS:**

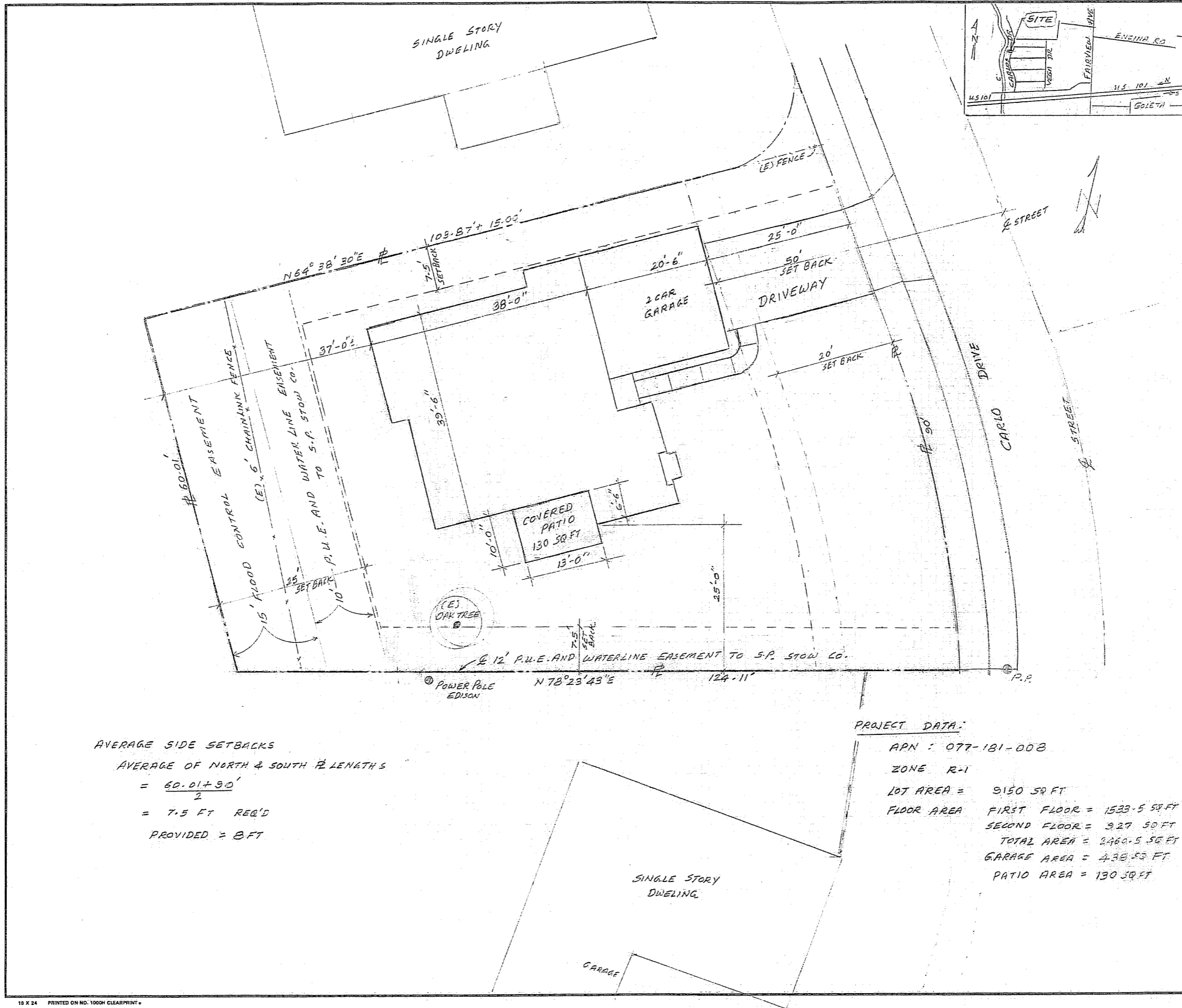
**Zoning Consistency:**

	Required	Proposed	Consistent Y/N
Front Yard Setback	50 feet from Centerline 20 feet from right-of-way	50 feet from Centerline 25 feet from right-of-way	Yes
Side Yard Setback	10% of Width (7.5) feet	North elevation: 8 feet South elevation: 19 feet	Yes
Rear Yard Setback	25 feet	40 foot minimum	Yes
Floor Area Guidelines	2,677 square feet plus an allocation of 440 square feet for a 2-car garage	2,460 square feet plus an attached 438-square foot 2- car garage	Yes
Building Height	25 feet	21.75 feet	Yes
Parking spaces	2 spaces	2 spaces	Yes

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

**ATTACHMENTS:**

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



AVERAGE SIDE SETBACKS  
 AVERAGE OF NORTH & SOUTH P LENGTHS  
 $= \frac{60.01 + 90}{2}$   
 $= 7.5 \text{ FT REQ'D}$   
 PROVIDED = 8 FT

PROJECT DATA:

APN : 077-181-008  
 ZONE R-1  
 LOT AREA = 9150 SQ FT  
 FLOOR AREA FIRST FLOOR = 1533.5 SQ FT  
 SECOND FLOOR = 327 SQ FT  
 TOTAL AREA = 2460.5 SQ FT  
 GARAGE AREA = 438.5 SQ FT  
 PATIO AREA = 130 SQ FT

REVISIONS	BY

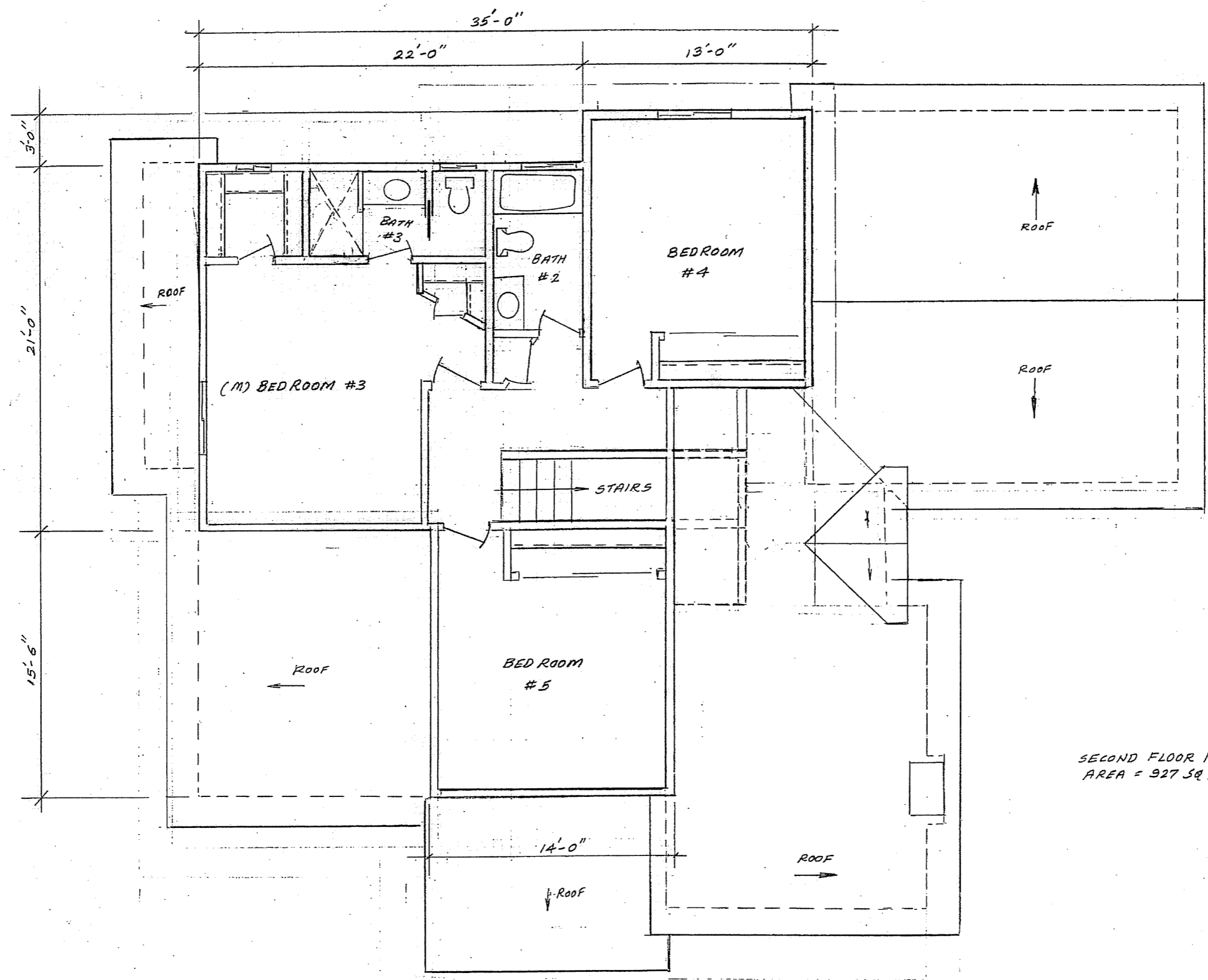
SITE PLAN  
 CARLO DR, GOLETA

OWNERS:  
 Mr./Mrs VINAY PRANAPATI  
 5940 MANDARIN DR #C  
 GOLETA, CA. 93117

Date	2-20-08
Scale	1/10" = 1 FT
Drawn	
Job	VINAY
Sheet	M
Of	Sheets

RECEIVED  
 AUG 20 2009  
 City of Goleta  
 Planning & Environmental Svcs.





**SECOND FLOOR PLAN**

SECOND FLOOR PLAN  
AREA = 927 SQ. FT.

REVISIONS	BY

**SECOND FLOOR PLAN**  
**CARLO DR., GOLETA**

OWNER:  
Ms./Mrs. VIJAY PRANAPATI  
5940 MANDARIN DR #C  
GOLETA, CA. 93117

Date 2-20-09

Scale 1/4" = 1 FT

Drawn

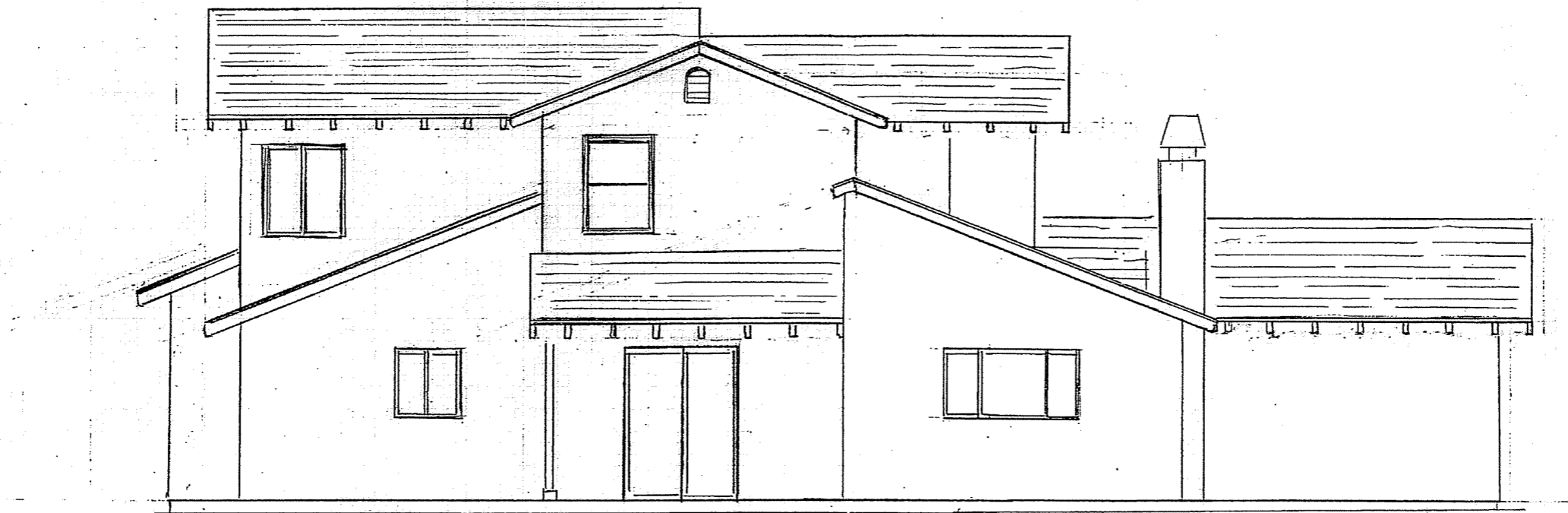
Job VIJAY

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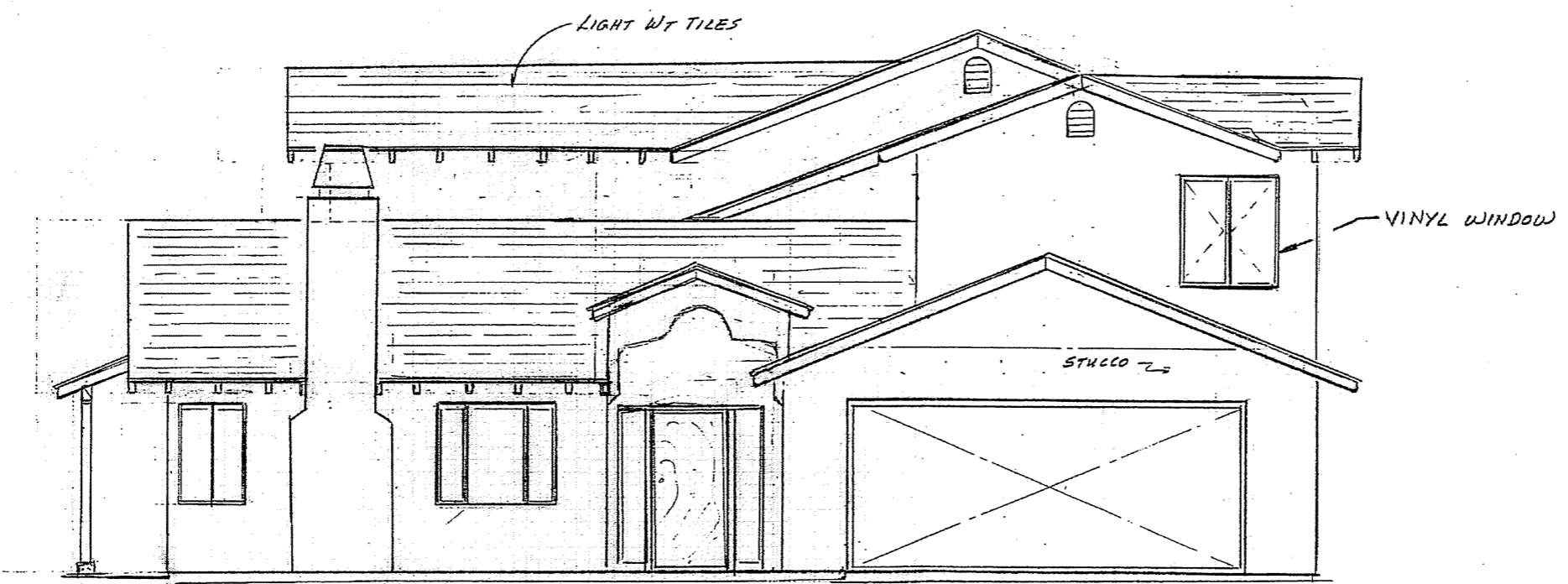
Of Sheets

8/1/20  
667.5  
25.5  
844

2/1/57  
927



**SOUTH SIDE ELEVATION**  
SCALE: 1/4" = 1 FT



**EAST ELEVATION**  
SCALE: 1/4" = 1 FT

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**ELEVATIONS**  
**CARLO DR, GOLETA**

OWNER: Mr./Mrs. VIJAY PRANAPATI  
5940 MANDARIN DR #C  
GOLETA, CA. 93117

Date 2-20-09

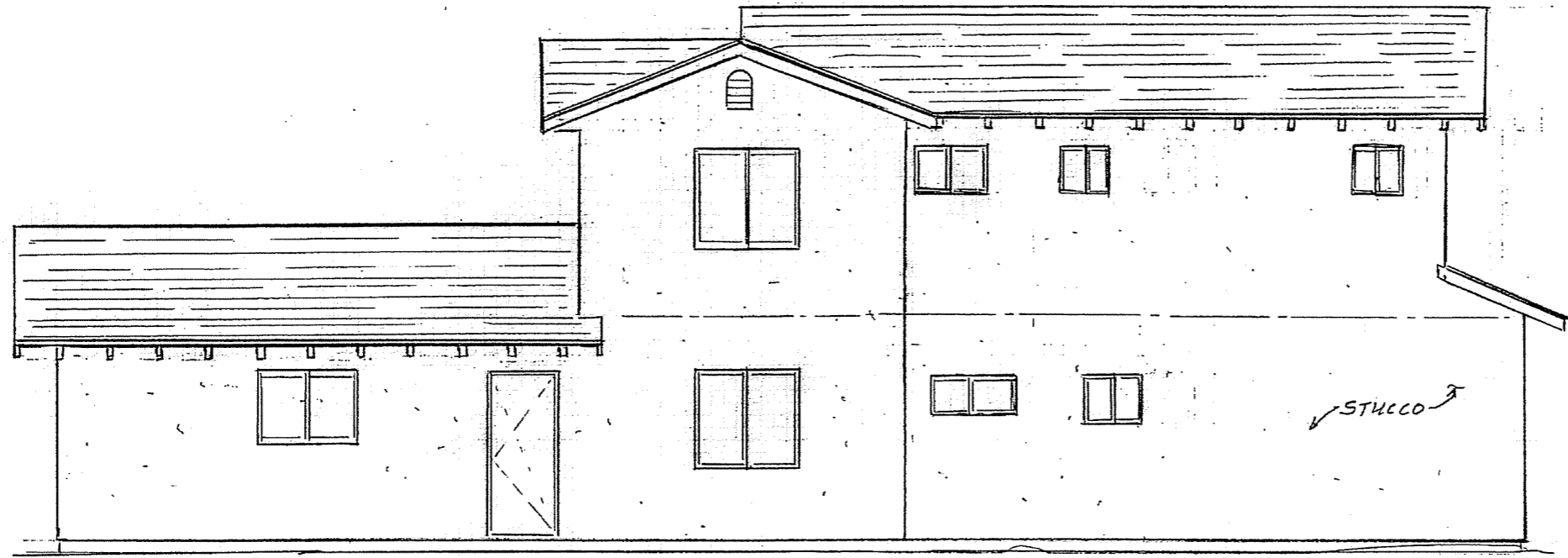
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Job VIJAY

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**NORTH ELEVATION**  
SCALE: 1/4" = 1 FT



**WEST ELEVATION**  
SCALE: 1/4" = 1 FT

REVISIONS	BY

**ELEVATIONS**  
**CARLO DR. GOLETA**

OWNERS:  
Mrs. / Mrs. VIJAY PRAJAPATI  
5940 MANDARIN DR # C  
GOLETA, CA. 93117

Date 2-20-09

Scale 1/4" = 1 FT

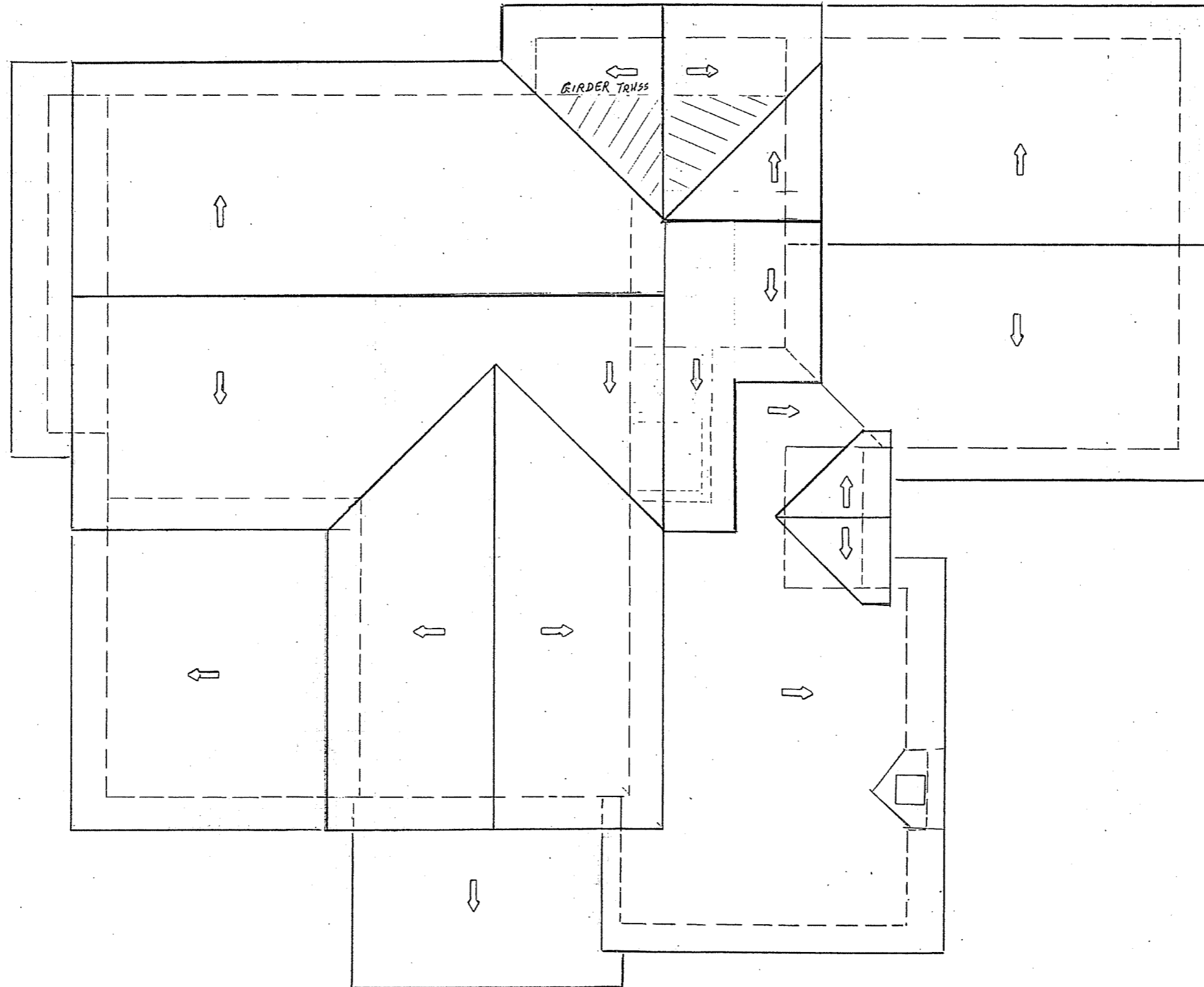
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Job VIJAY

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Of Sheets



**ROOF PLAN**

REVISIONS	BY

**ROOF PLAN**  
**CARLO DR. GOLETA**

OWNER:  
 Mr/Mrs VIJAY PRAJAPATI  
 5940 MANDARIN DR #C  
 GOLETA, CA. 93117

Date 2-26-09

Scale 1/4" = 1 FT

Drawn

Job VIJAY

Sheet **A6**

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