



## DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services  
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### AGENDA ITEM L-3

DATE: December 8, 2009  
TO: Goleta Design Review Board  
FROM: Shine Ling, Assistant Planner  
SUBJECT: 09-159-DRB; Donohoe Addition; 6560 Camino Caseta; APN 077-412-024

**APPLICANT:** James Zimmerman AIA  
16 W. Mission Street, Suite H  
Santa Barbara, CA 93101

#### **PROJECT DESCRIPTION:**

This is a request for *Conceptual/Preliminary* review. The property includes a 3,053-square foot two-story residence with an attached two-car garage on a 9,148-square foot lot in the 8-R-1 zone district. The applicant proposes to construct a 380-square foot addition on the first floor and a 122-square foot unenclosed veranda on the front of the residence. The resulting two-story structure would be 3,433 square feet, consisting of a 2,971-square foot single-family dwelling and an attached 462-square foot two-car garage. The proposed project exceeds the maximum floor area guidelines for the R-1 zone district. Materials proposed would match those of the existing residence. The project was filed by James Zimmerman AIA, architect, on behalf of Francis and Catherine Donohoe, property owners. Related cases: 09-159-LUP.

#### **BACKGROUND:**

The project was submitted on October 9, 2009. This is the first time the project has been before the DRB. There are no known violations existing on the property.

**ANALYSIS:**

**Zoning Consistency:**

	Required	Proposed	Consistent Y/N
Front Yard Setback	20 feet from right-of-way line 50 feet from centerline	20 feet from right-of-way line 50 feet from centerline	Yes
Side Yard Setback	7.5 feet	7.5 feet (no change)	Yes
Rear Yard Setback	25 feet	Greater than 25 feet (no change)	Yes
Building Height	35 feet maximum	24.25 feet (no change)	Yes
FAR	Maximum 2,676 square feet plus 440 square feet for 2-car garage	2,971 square feet plus 462-square foot 2-car garage	No
Parking	2-car garage	2-car garage (no change)	Yes

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

**ISSUES:**

Section 35-219.13(a) of the Inland Zoning Ordinance reads as follows:

*Maximum Floor Areas.* No single-family main structure or habitable accessory structure shall be constructed or expanded unless the proposed structure or expansion complies with the guidelines on maximum allowable floor areas for single-family residential developments contained in Appendix F. **Proposals that exceed these floor area guidelines are to be considered on a case-by-case basis with input from the City's Design Review Board and/or staff.**

The purpose of the DRB's review is to consider the proposed project with respect to the DRB's required findings and the Maximum FAR Guidelines.

**ATTACHMENTS:**

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