



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

AGENDA ITEM L-3

DATE: January 12, 2010
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 09-170-DRB; Grotenhuis Trellis/Exterior Alterations; 6865 Silver Fern Court; APN 073-470-078

APPLICANT: Ryan Mills
1015 De La Vina Street, Ste. F
Santa Barbara, CA 93101

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes a 2,229-square foot two-story residence with an attached three-car garage on a 5,227-square foot lot in the DR-4.6 zone district (Coastal Zone). The applicant proposes to construct a 425-square foot wooden trellis on the rear of the residence with a seat wall and outdoor gas fireplace. A new sliding/folding wall system is also proposed to replace existing doors and windows on the rear elevation. No new floor area is proposed. Materials proposed include wood for the trellis and stone veneer for the seat wall/outdoor gas fireplace. The proposed project was approved by the Storke Ranch Master Owners Association. The project was filed by Ryan Mills, agent, on behalf of Dan Grotenhuis, property owner. Related cases: 09-170-LUP.

BACKGROUND:

The project was submitted on November 6, 2009. This is the first time the project has been before the DRB. There are no known violations existing on the property.

A "master" Substantial Conformity Determination (90-DP-028 SC03) was approved in 2000 to allow for individual trellis structures for each privately owned home within the Storke Ranch development. Proposed trellises must be consistent with design choices approved at the time by the County Board of Architectural Review (attached), may not be closer than 6 feet to property lines or walls, and may not be taller than 10 feet.

ANALYSIS:

Zoning/Development Plan 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	5 feet	5 feet (no change)	Yes
Rear Yard Setback	10 feet (buildings); 6 feet (trellis)	23 feet (building) (no change) 6 feet (trellis)	Yes
Building Height	25 feet maximum	25 feet (no change)	Yes
Parking	2-car garage	3-car garage (no change)	Yes

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance and the Storke Ranch Development Plan (90-DP-28 and subsequent approvals).

ATTACHMENTS:

- Reduced 11" x 17" copies of site plans and elevations.
- BAR-approved trellis corbel details (from Substantial Conformity Determination 90-DP-28 SC03).

PROJECT TEAM

DESIGNER:
 RYAN MILLS DESIGN STUDIO
 1015 DE LA VINA, SUITE F,
 SANTA BARBARA, CA 93101
 P: 805.450.6651
 E: ryan@ryanmillsdesignstudio.com

GROTENHUIS RESIDENCE

NEW TRELLIS AND SLIDING WALL SYSTEM

DRAWING INDEX	
SHEET NUMBER	SHEET NAME

GENERAL
 00.0 SHEET INDEX, SITE PLAN, ELEVATIONS, FLOORPLANS



1015 De La Vina, Ste. F
 Santa Barbara, CA
 93101

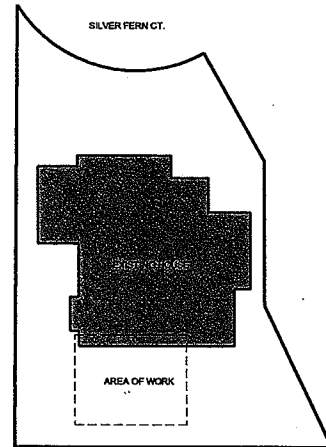
805.450.6651
 ryanmills@cox.net

PROJECT INFORMATION

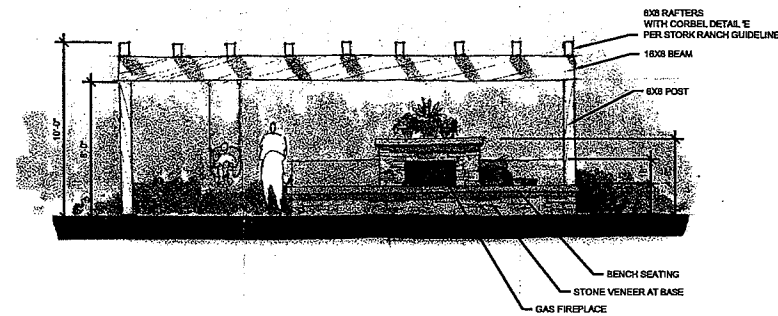
PROJECT INFORMATION
 PROJECT NAME: GROTENHUIS RESIDENCE
 PROJECT LOCATION: 6865 SILVER FERN COURT GOLETA, CA
 PROJECT OWNER: DAN GROTENHUIS 6865 SILVER FERN COURT GOLETA, CA 93117
 PROJECT DESCRIPTION: THIS PROJECT PROPOSES TO:
 A) DEMO EXISTING WINDOW AND SLIDING DOOR AT REAR ELEVATION OF HOUSE AND REPLACE WITH A NEW 21' SLIDING WALL SYSTEM.
 B) CONSTRUCT A NEW 25' X 17' PAINTED WOOD TRELLIS WITH BUILT-IN SEATING AREA AND OUTDOOR FIREPLACE.

PROJECT DATA

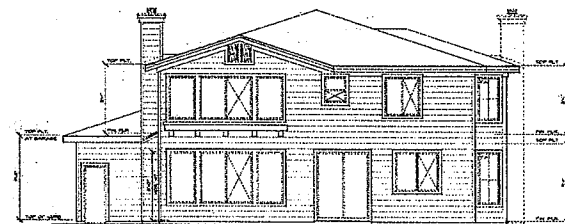
APN	047-470-078
LAND USE	DR-4.6
OCCUPANCY	RESIDENTIAL



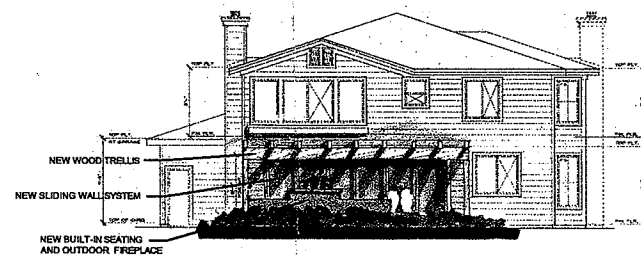
SITE PLAN SCALE: 1/8"=1'-0"



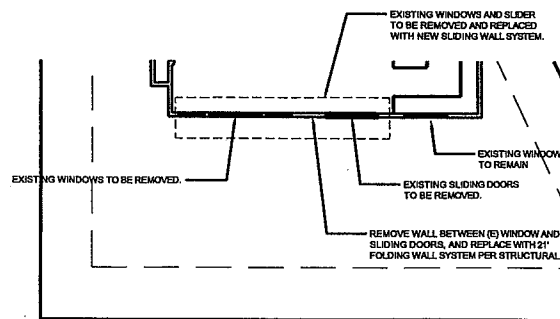
PROPOSED FIREPLACE ELEVATION SCALE: 1/4"=1'-0"



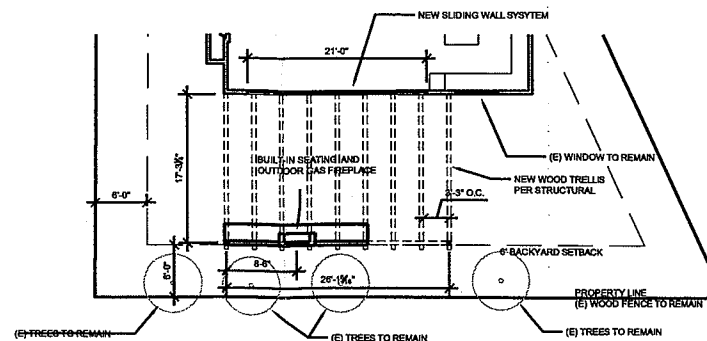
EXISTING BACK YARD ELEVATION SCALE: 1/8"=1'-0"



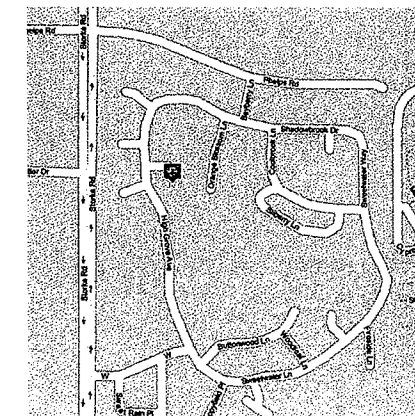
PROPOSED BACK YARD ELEVATION SCALE: 1/8"=1'-0"



EXISTING / DEMO FLOORPLAN SCALE: 1/8"=1'-0"



PROPOSED FLOORPLAN SCALE: 1/8"=1'-0"

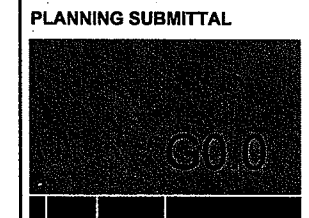


VICINITY MAP SCALE: N.T.S.

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 NOV 06 2009

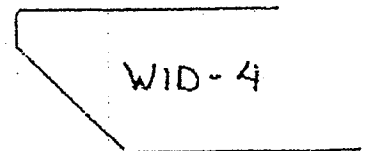
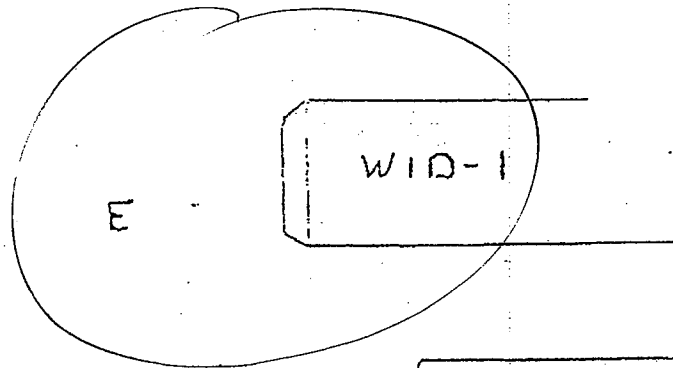
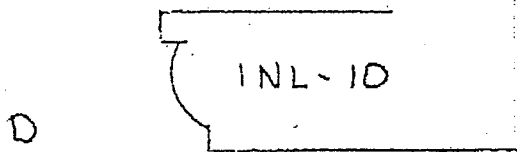
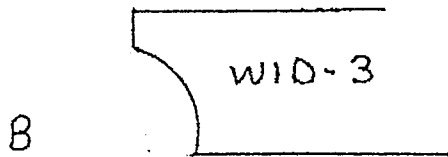
City of Goleta
 Planning & Environmental Svcs.
GROTENHUIS RESIDENCE
 6865 SILVER FERN COURT
 GOLETA, CA

NO.	DESCRIPTION	DATE



CORBALS

REQUIRED
FOR
CONFORMITY



RECEIVED

NOV 06 2009

City of Goleta
Planning & Environmental Svcs.