



## 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: February 9, 2010  
TO: Goleta Design Review Board  
FROM: Scott Kolwitz, Senior Planner  
SUBJECT: 09-189-DRB; Mann Residence; 811 Cambridge Drive; APN 069-080-009

**APPLICANT:** Preston Mann  
640 El Sueno Road  
Santa Barbara, CA 93111

#### PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property is an undeveloped 1.01-acre parcel 20-R-1 zone district. The applicant proposes to construct 3,150-square foot single-story residence with an additional 1,088-square foot 3-car garage, 154-square foot breezeway and 258 feet of porches. The resulting single-story structure would be 4,392 square feet, consisting of a 3,150-square foot single-family dwelling and an attached (via 154-square foot breezeway) 1,088-square foot 3-car garage. This proposal is within the maximum floor area ratio guidelines for this property, which is 4,379 square feet plus an allocation of 650 square feet for a 3-car garage. New materials consist of stucco siding painted "X-53 Pure Ivory (Base 100)," a wood front door with a natural stain, Loewen wood windows painted "Sage Green," and a red barrel tiled roof. The project was filed by agent Preston Mann of Mann Construction on behalf of Lindsay and Lesa Mann, property owner. Related cases: 09-183-CC, 09-189-LUP.

#### BACKGROUND:

The project was submitted on December 18, 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
Interior Lot Setbacks	The setback regulations of the applicable zone district shall not apply to an interior lot, but any structure located upon such lot shall have a setback of at least 10 feet from all property lines and the total setback area shall equal the total area (12,623.4 square feet) of all setbacks required in the applicable zone district.	At least 10 feet from all property lines.  Setback area is 12,623.4 square feet.	Yes
Front Yard (West) Setback	50 feet from Centerline 20 feet from right-of-way	Greater than 50 feet from Centerline Greater than 20 feet from right-of-way	Yes
Side Yard (North & South) Setback	10% of Width (21.6) feet, but no more than 10 feet	10 feet	Yes
Rear Yard (East) Setback	25 feet	25 foot minimum	Yes
Floor Area Guidelines	4,379 square feet plus an allocation of 650 square feet for a 3-car garage	3,150 square feet plus an attached 1,088-square foot 3-car garage  The garage area exceeds the 650-square foot allowance, so the overage (438-square feet) is added to the habitable area  3,588 square feet plus an attached 650-square foot 3-car garage	Yes
Building Height	25 feet (maximum)	23 feet (maximum)	Yes
Parking spaces	3 spaces	3 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.

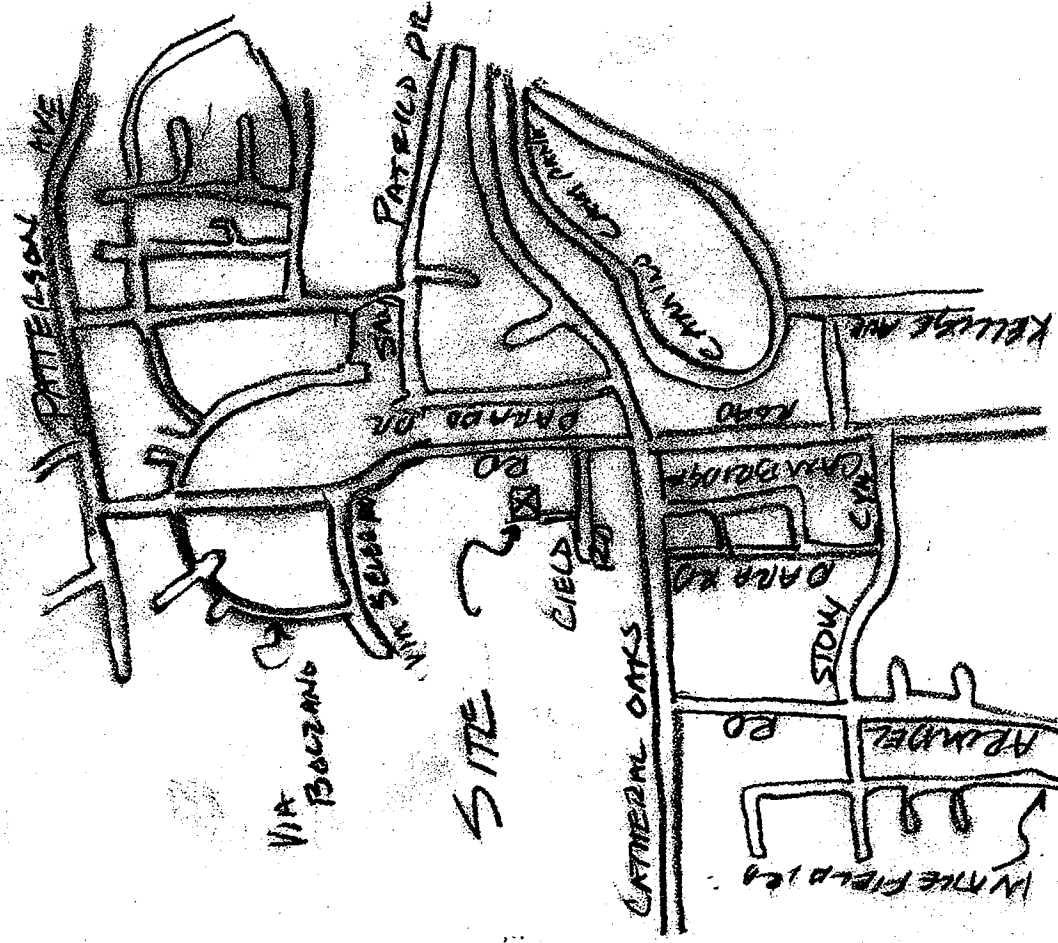
**PROJECT STATISTICS**

- A. CASE NUMBER: 09-198-DRB-LUP
- B. ZONE DISTRICT: R-1 SINGLE-FAMILY RESIDENTIAL
- C. GENERAL PLAN  
LAND USE DESIGNATION: 1-E-1 SINGLE-FAMILY RESIDENTIAL
- D. PROPOSED STRUCTURES: ATTACHED
  - RESIDENCE 3,150 SQ. FT.
  - GARAGE 1,088 SQ. FT.
  - COVERED PORCHES 258 SQ. FT.
  - BREEZE WAY 154 SQ. FT.

E. DEDICATED PARKING SPACES: 3 COVERED IN GARAGE.  
(per amended section 35-256).

F. SET BACK CALCULATIONS:

FRONT YARD	204.2-20=184.2	184.2 X 20 =	3,684.0	SQ. FT.
SIDE YARD		216.72 X 10 =	2,167.2	SQ. FT.
SIDE YARD		216.72 X 10 =	2,167.2	SQ. FT.
REAR YARD		184.2 X 25 =	4,605.0	SQ. FT.
TOTAL			12,623.4	SQ. FT.



VELOCITY MAP  
NO SCALE

RECEIVED

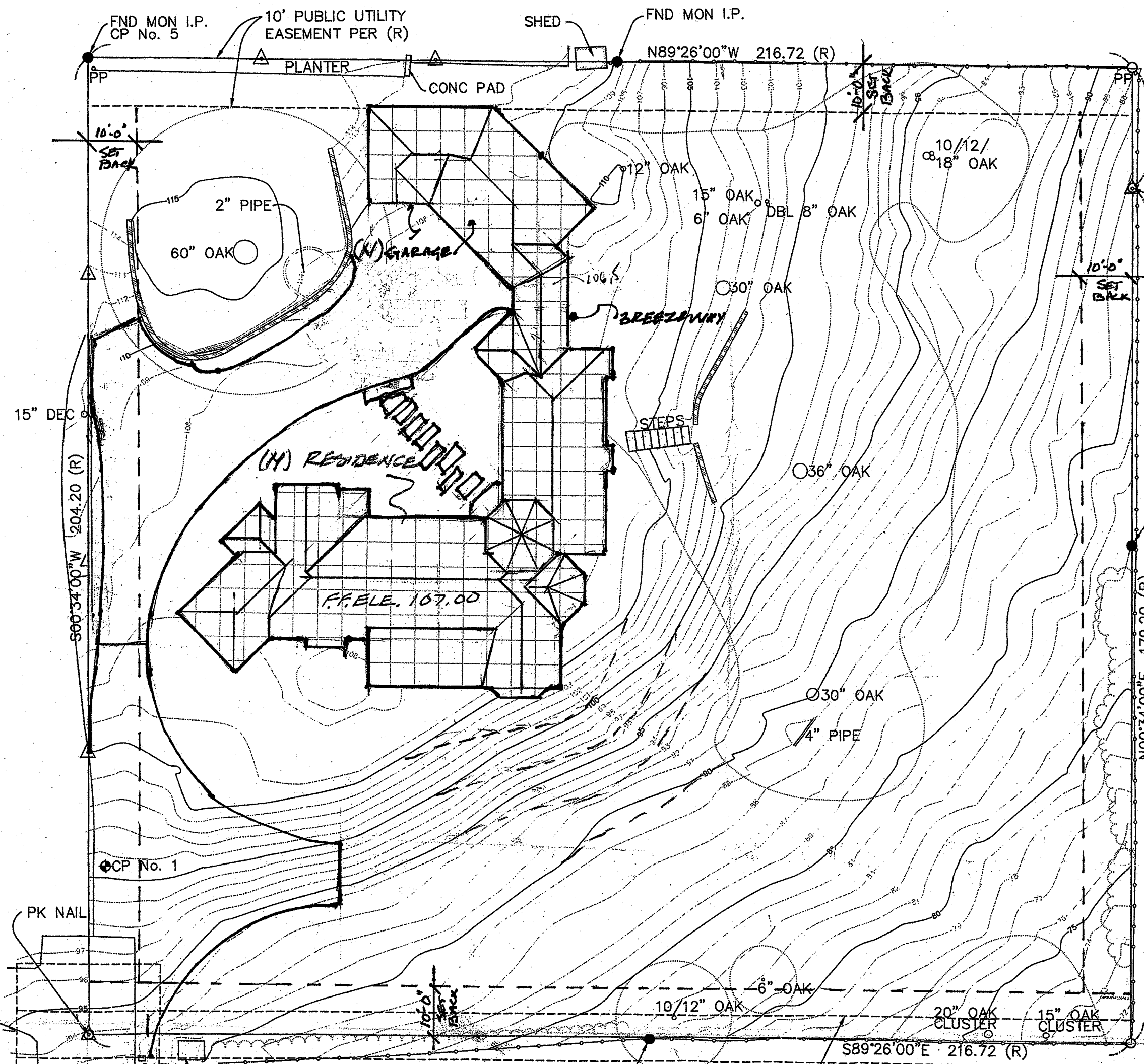
JAN 27 2010

City of Goleta  
Planning & Environmental Svcs.

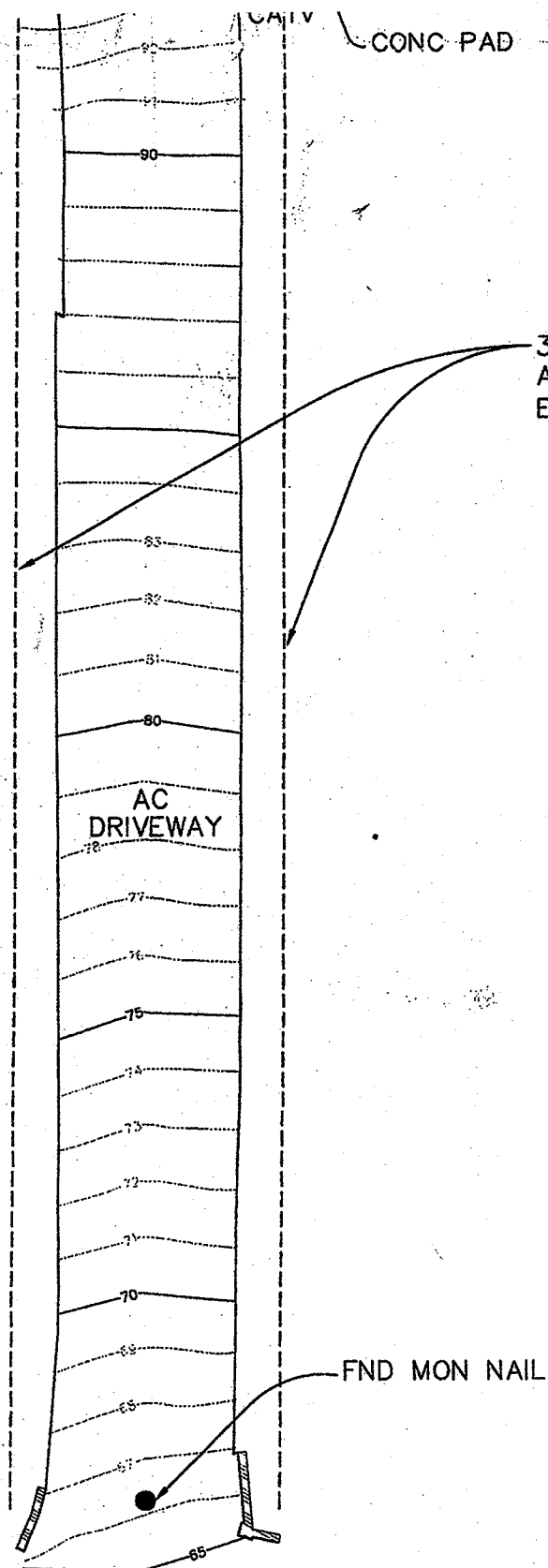
RESIDENCE FOR  
LINDSON / LISA / FRANK  
811 CANYON BRIDGE AVE  
GOLETA CA 93017

Date

Scale 1/4" = 1'-0"



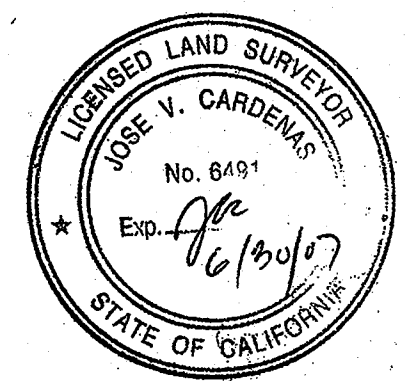
SITE PLAN  
 ROOF PLAN  
 GRADING PLAN  
 (CONCEPTUAL ONLY)



FOUND MON I.P. 10' PUBLIC UTILITY EASEMENT PER (R)

INTERIOR LOT:  
10' SETBACK FROM ALL PROPERTY LINES

LEGEND	
PP	POWER POLE
CONC	CONCRETE
DBL	DOUBLE
DEC	DECIDUOUS
AC	ASPHALT CONCRETE
I.P.	IRON PIPE
	TEMPORARY BENCHMARK
	FOUND MONUMENT
	NO FOUND MONUMENT
	SET 1X2 HUB



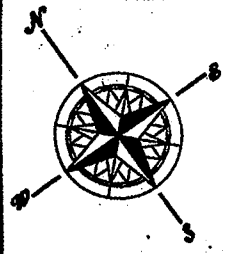
## TOPOGRAPHY MAP OF 811 CAMBRIDGE DRIVE APN 069-080-009 COUNTY OF SANTA BARBARA, CA

**NOTES:**

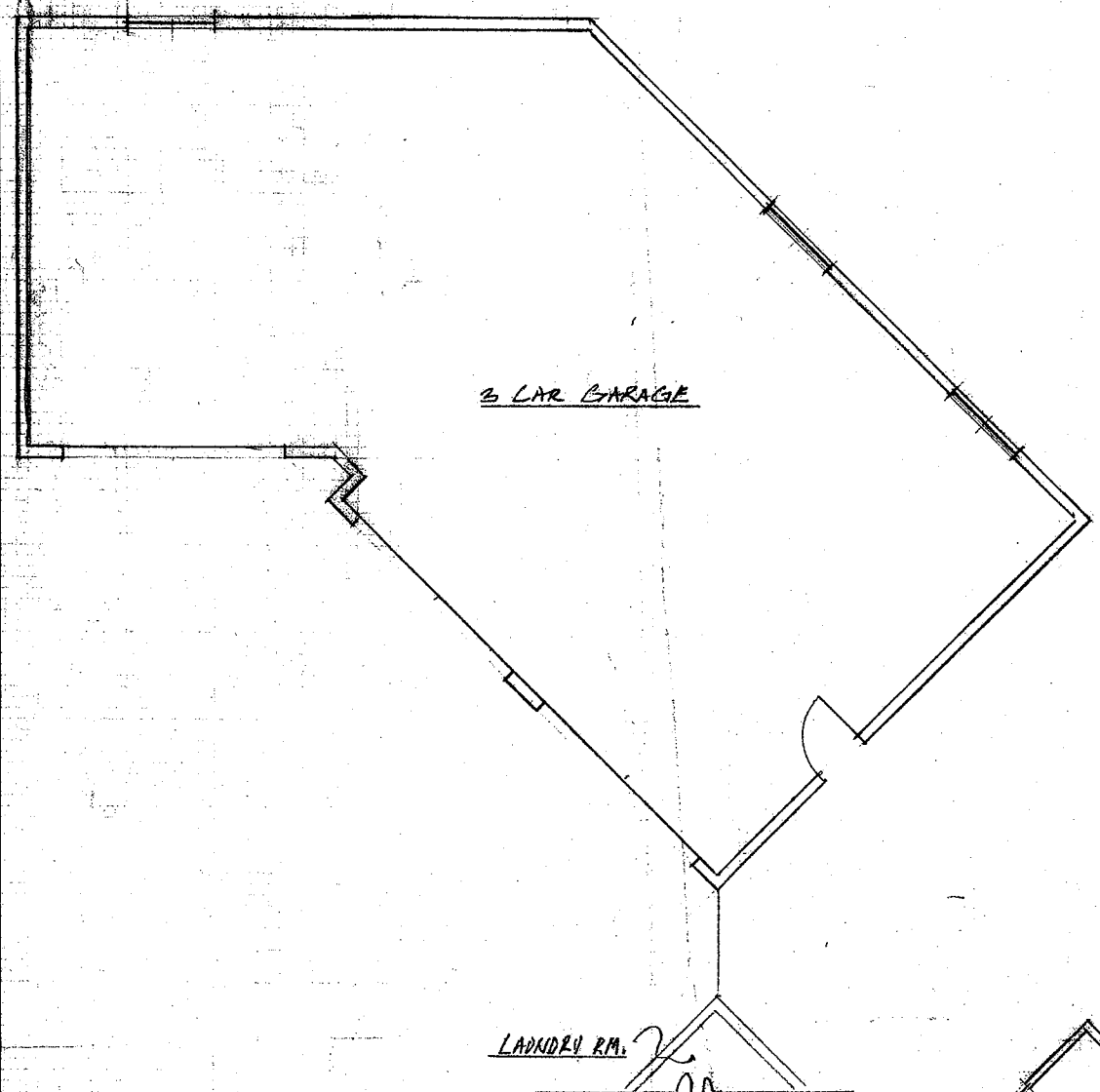
- (1) THE BOUNDARY SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. IT IS BASED ON MINIMAL MONUMENTATION RECOVERY AND RECORD DATA EITHER PROVIDED OR RECORDED. IT IS NOT INTENDED TO CONSTITUTE A BOUNDARY OF SURVEY.
- (2) (R) = RECORD OF SURVEY BOOK 37, PAGE 72
- (3) VERTICAL DATUM ASSUMED AT CP No. 1  
ELEVATION = 100.00 FEET
- (4) BASIS OF BEARINGS IS HELD AT POINT No. 5 IN THE DIRECTION OF POINT OF No. 10 (S 64°39'49" E)

Rev	Description	By	Date

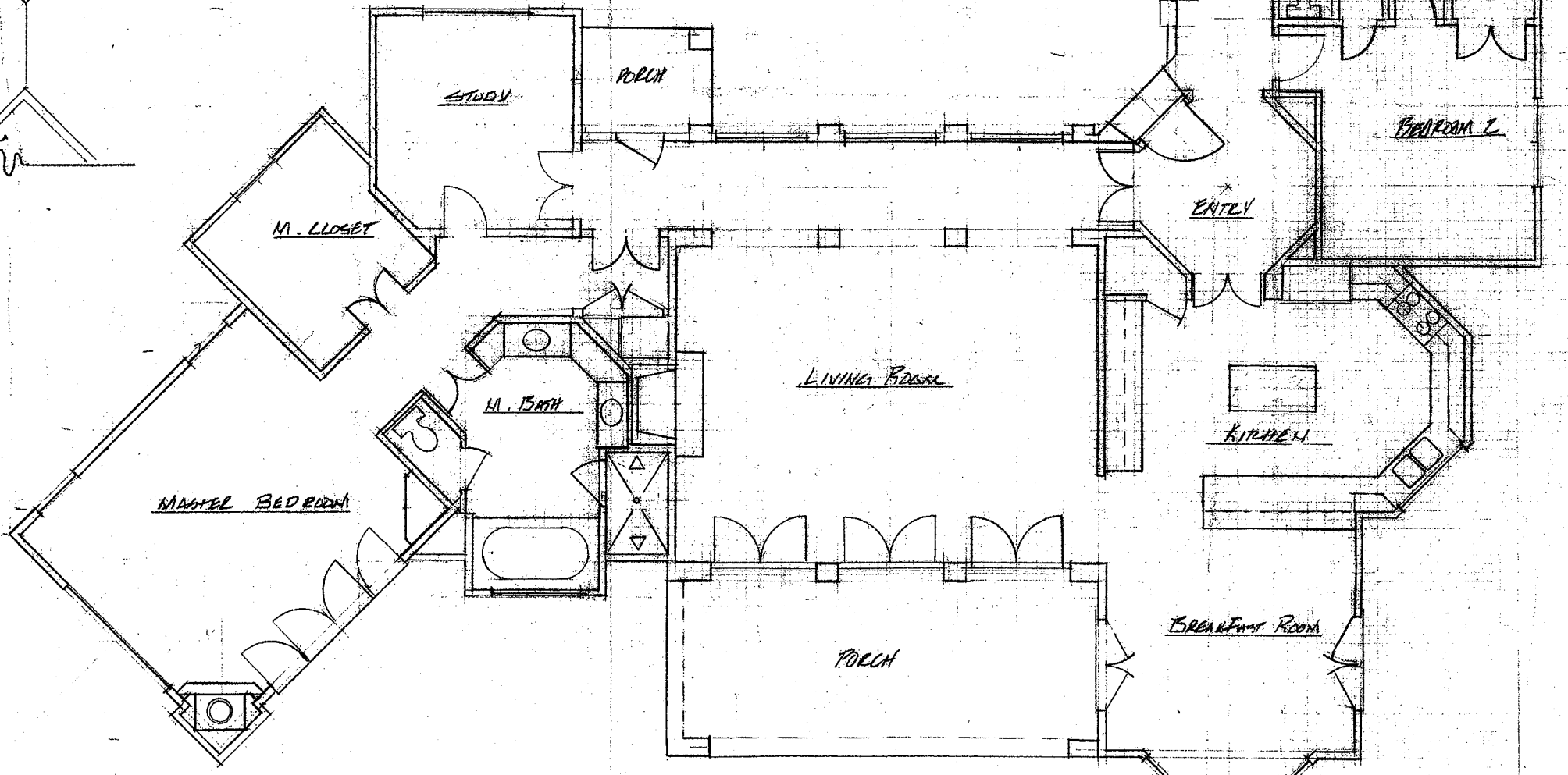
  

 <p><b>CARDENAS AND</b> ASSOCIATES SURVEYING, INC. 226 E. CANON FERRIDO ST., STE. K, SANTA BARBARA, CA 93101 Phone: (805) 966-3713 Fax: (805) 966-3271</p>	<p>Drawn By: CB      Checked By: JC</p> <p>Scale: As Shown</p> <p>Date: 05-30-2007</p> <p>Job No.              Sheet:</p> <p style="text-align: center;">07-0174              1 of 1</p>
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REVISIONS	BY



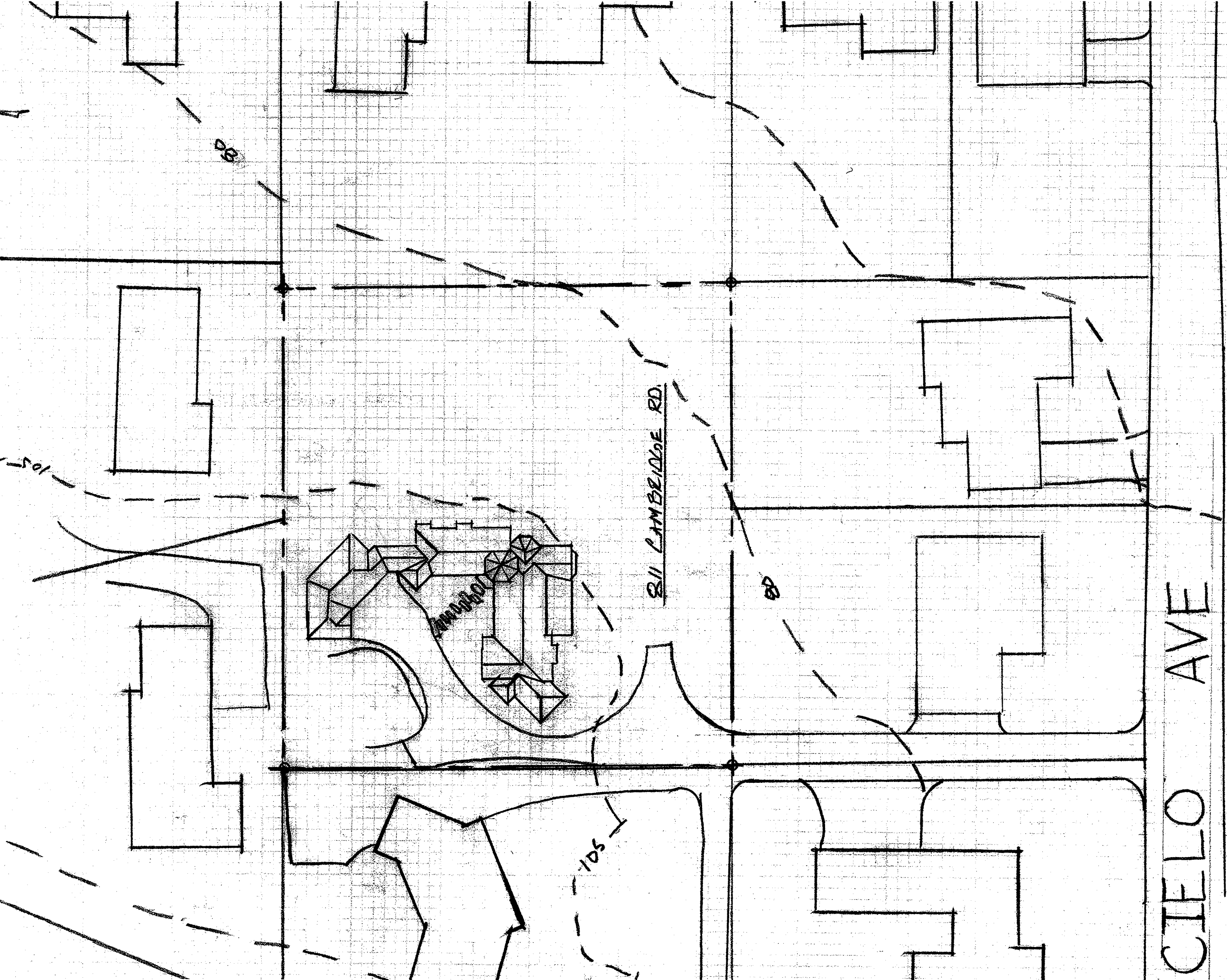
LIVING SPACE 3150 $\pm$   
 GARAGE 1088 $\pm$   
 COVER PORCHES 285 $\pm$   
 BRIDGE WAY 154 $\pm$



FLOOR PLAN  
 1/4" = 1'-0"

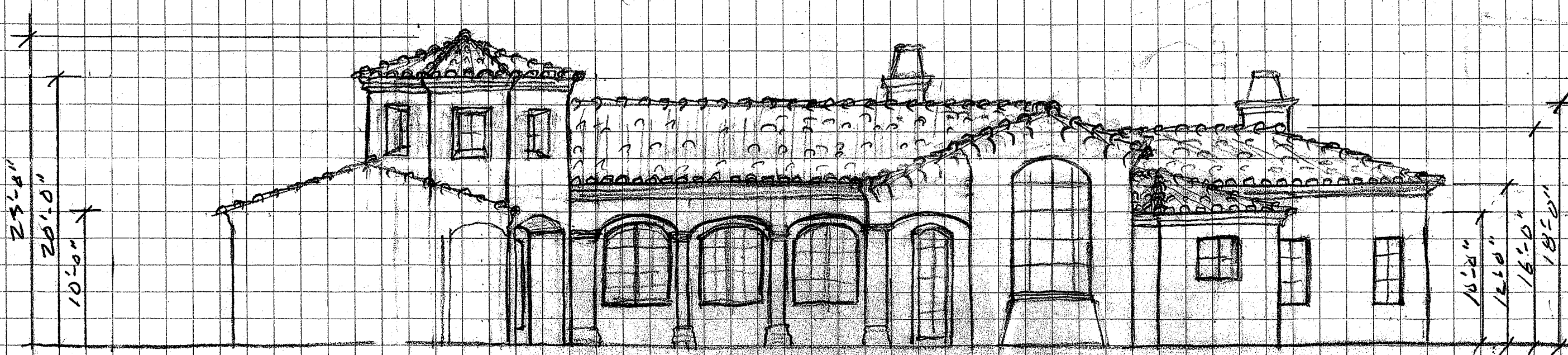
RESIDENCE FOR  
 LINDSAY / JESSA MARY  
 811 CATH BRIDGE AVE  
 COSTA MESA CA 92627

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	
Of	Sheets

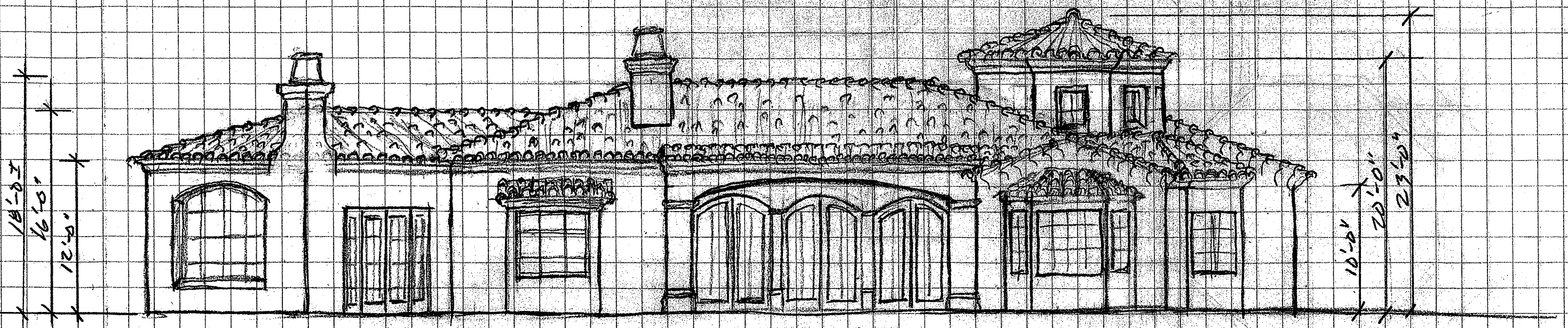


SITE PLAN SHOWING NEIGHBORING PROPERTIES  
1" = 40'-0"



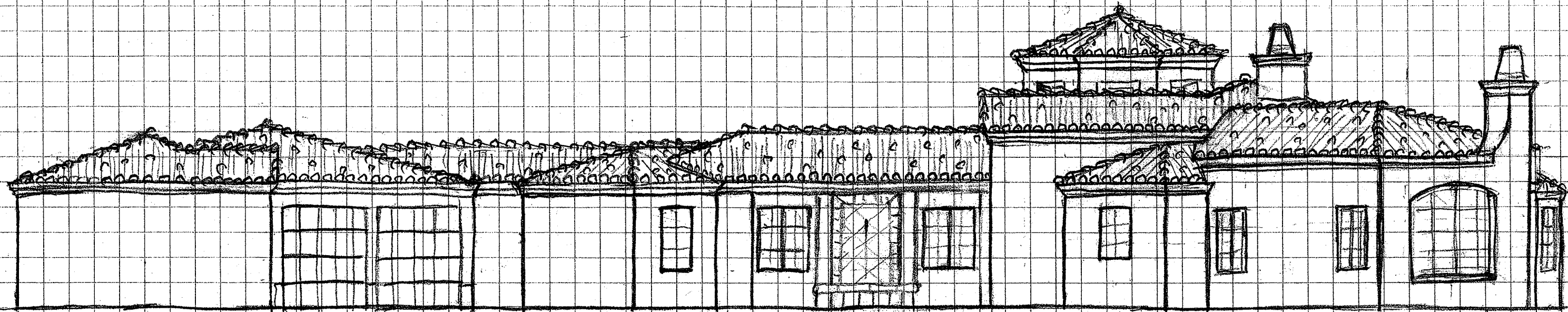


NORTH ELEVATION  
1/8" = 1'-0"



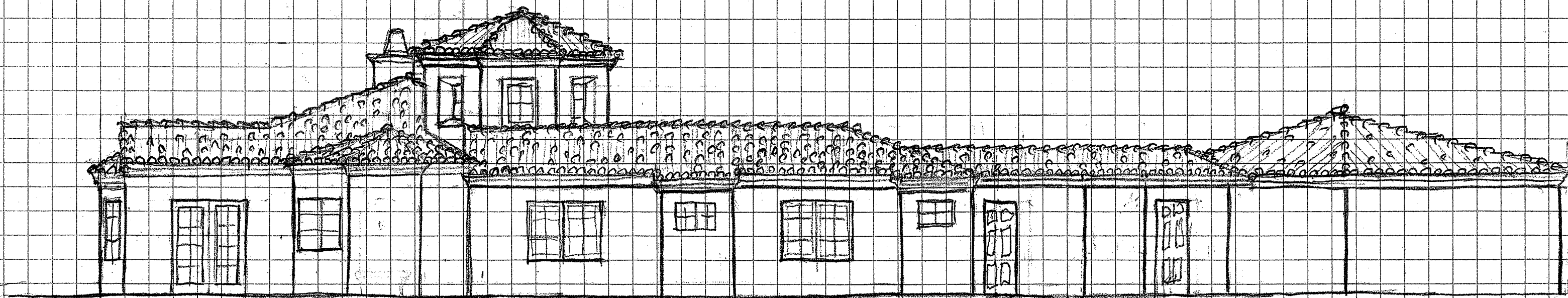
SOUTH ELEVATION  
1/8" = 1'-0"





WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



**WINDOWS**



**ROOF**



**STUCCO**



**FRONT DOOR**