



## 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 M-1

DATE: May 25, 2010  
TO: Goleta Design Review Board  
FROM: Laura Vik, Associate Planner  
SUBJECT: 08-029-DRB; Winchester Commons Homeowners Association;  
7960 Winchester Circle; APN 079-730-039

**APPLICANT:** Winchester Commons Homeowners Association  
c/o Richard Danehy  
7922 Winchester Circle  
Goleta, CA 93117

#### **PROJECT DESCRIPTION:**

This is a request for *Conceptual* review. The property includes a 2,053-square foot daycare center and 3 uncovered parking spaces on a 22,706-square foot, common open space lot in the DR 4.6 zone district. The applicant proposes to convert the daycare center into a single family residence. The application also includes 809 square feet in additions consisting of 177 square feet of first floor family/living room additions, a 60-square foot entry additon, a 97-square foot, second story loft, and a new 475 square foot, 2 car garage. The resulting 2-story structure would be 2,862 square feet, consisting of a 2,387-square foot single-family dwelling and an attached 475-square foot 2-car garage. All materials used for this project are to match the existing structure. The project was filed by the Winchester Commons Homeowners Association, property owner. Related cases: 08-029-TPM, 08-029-DP RV.

#### **BACKGROUND:**

The project was submitted on February 8, 2008. This is the first time the project has been before the DRB. There are no known violations on the property.

The existing Winchester Commons site was developed in accordance with Development Plan 88-DP-23.

**ANALYSIS:**

**Zoning Consistency:**

	Required	Proposed	Consistent Y/N
Front Yard Setback	20 feet from right-of-way	20 feet from right-of-way	Yes
Side Yard Setback	10 feet	East elevation: 23 feet West elevation: 11 feet	Yes
Rear Yard Setback	10 feet	12 feet	Yes
Building Height	25 feet	21 feet, 9 inches	Yes
Parking spaces	2 car garage	2 car garage	Yes
Landscaping	88-DP-23 condition 16 requires drought tolerant, native, and/or Mediterranean type species.	TBD	TBD

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance, subject to consideration of the landscaping by the DRB

**ATTACHMENTS:**

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

# Winchester Commons

## Winchester Circle Goleta, California

PLANS COMPLY WITH CURRENT 2001 CBC, CPC, CMC, CEC, AND STATE CODES.

### PROJECT DESCRIPTION:

PROJECT IS A CONVERSION OF AN EXISTING CHILD CARE FACILITY INTO A SINGLE FAMILY DWELLING. THE EXISTING 2,283 G.F. WILL BE REMODELED AND 788 G.F. WILL BE ADDED. A NEW TWO CAR GARAGE WILL ALSO BE ADDED. THE PROPOSED DWELLING WILL BE COMPRISED OF 2,278 G.F. FIRST FLOOR, 87 G.F. SECOND FLOOR, & A 475 G.F. GARAGE FOR A TOTAL OF 2,851 G.F. GROSS AREA. A LOT SPLIT TO CREATE A SEPARATE PARCEL IS REQUIRED.

### PROJECT DATA:

PROJECT ADDRESS: 7960 WINCHESTER CIRCLE  
GOLETA, CA 93117

PARCEL NUMBER (APN): 078-130-038

OCCUPANCY: R-3

CONSTRUCTION TYPE: V-N

NET LAND AREA: 22,706 G.F.

PARCEL # 1: 11,133 G.F.

PARCEL # 2: 11,573 G.F.

ZONE: DR-46

GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL

### PROJECT AREAS:

	NET	GROSS
1ST FLOOR-	2,163 G.F.	2,278 G.F.
2ND FLOOR-	85 G.F.	87 G.F.
GARAGE-	448 G.F.	475 G.F.
TOTAL-	2,696 G.F.	2,851 G.F.
PORCH-	86 G.F.	145 G.F.

NET LAND AREA: 11,133 G.F.

BUILDING COVERAGE: 4,763 G.F. (43%)

LANDSCAPING: 6,370 G.F. (57%)

**OWNER:**  
Winchester Commons H.O.A.  
8649 Calle Real  
Goleta, CA 93117  
Phone: (805) 961-4741

**ARCHITECT:**  
CSA Architects  
330 E. Canon Paredido, Ste. A  
Santa Barbara, CA 93101  
(805) 962-4575  
Contact: Carl Schneider

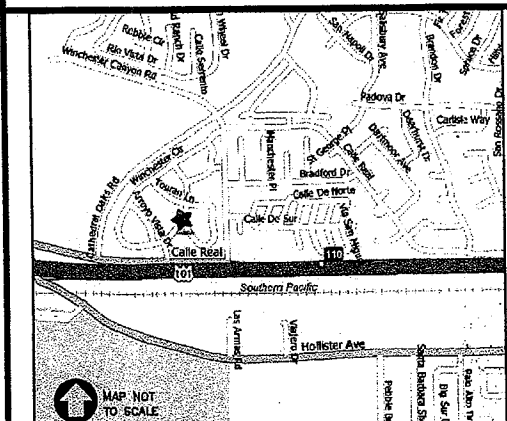
**SURVEYOR:**  
Cárdenas & Associates Surveying  
226 E. Canon Paredido, Ste. K  
Santa Barbara, CA 93101  
(805) 966-3713  
Contact: John Keating

### TABLE OF CONTENTS

COV		COVER SHEET
AS	SITE	ARCHITECTURAL SITE PLAN
1	EXISTING	FLOOR PLAN NE ELEVATIONS SW ELEVATIONS
2		
3		
4	PROPOSED	FLOOR PLAN NE ELEVATIONS SW ELEVATIONS ROOF PLAN
5		
6		
7		
8	RENDERINGS	FLOOR PLAN NE PROPOSED ELEVATIONS SW PROPOSED ELEVATIONS
9		
10	LANDSCAPING	LANDSCAPE PLANS
11		

**RECEIVED**  
MAR 24 2008  
City of Goleta  
Planning & Environmental Svcs.

### VICINITY MAP



**CSA ARCHITECTS**  
Carl Schneider, AIA NCARB  
1330-A East Canon Paredido St. Santa Barbara, CA 93101 805.962.4575



**WINCHESTER COMMONS**  
7960 WINCHESTER CIRCLE

COVER

166-0100  
03-11-08

**COV**

March 11, 2008 8:46:30 AM  
Drawing: COVER\_3.DWG  
PRELIMINARY NOT FOR CONSTRUCTION

APN 079-130-022  
ZONE: DR-46  
1.6 FAMILY RESIDENTIAL

APN 079-130-023  
ZONE: DR-46  
SINGLE FAMILY RESIDENTIAL

APN 079-130-024  
ZONE: DR-46  
SINGLE FAMILY RESIDENTIAL

20' EASEMENT FOR GOLETA WEST  
SANITARY DISTRICT PER RECORD OF SURVEY  
EX 101 PG 29-37

ADJACENT COMMON AREA  
APN 079-130-028

APN 079-130-029  
ZONE: DR-46  
SINGLE FAMILY RESIDENTIAL  
NET LAND AREA: 1,193 SF.  
BUILDING COVERAGE: 4,763 SF. (43%)  
LANDSCAPING: 6,310 SF. (57%)

WINCHESTER PLACE

WINCHESTER CIRCLE

ARCHITECTURAL SITE PLAN  
PARCEL 1

Daycare Conversion to S.F.D.

At

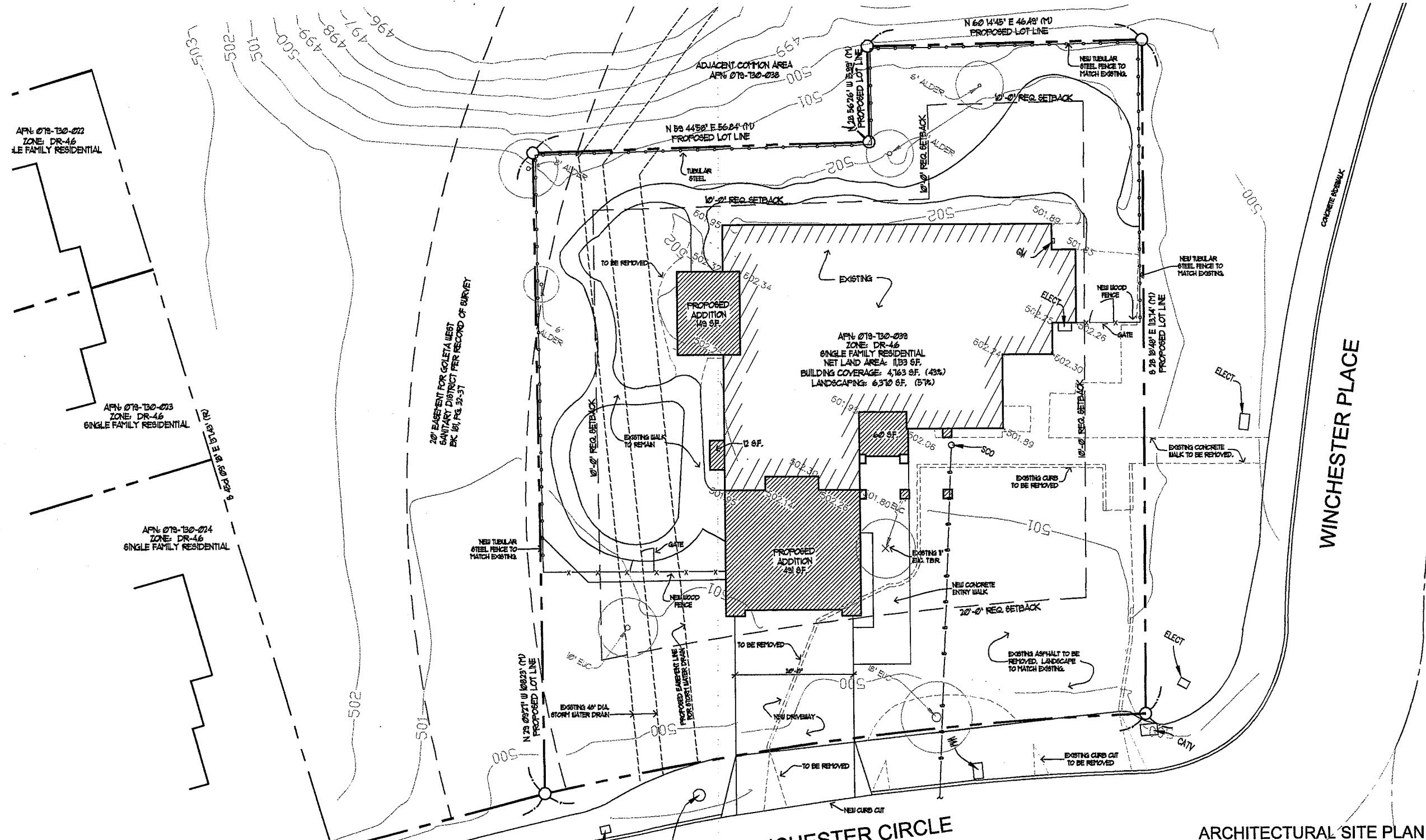
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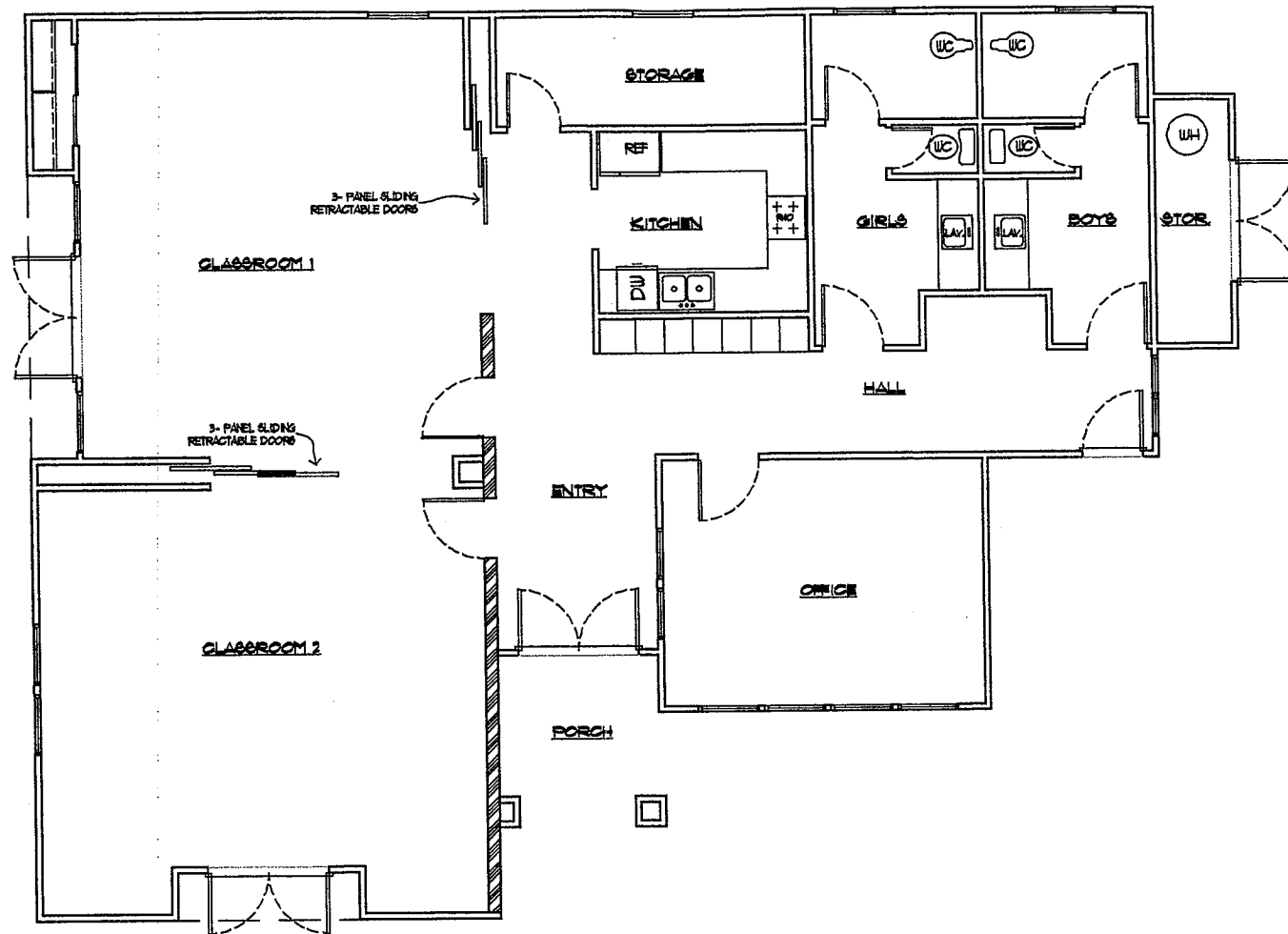
Scale: 1/8" = 1'-0"

Goleta, CA

March 11, 2008

AS





EXISTING FLOOR PLAN  
 1,935 S.F. NET  
 2,053 S.F. GROSS

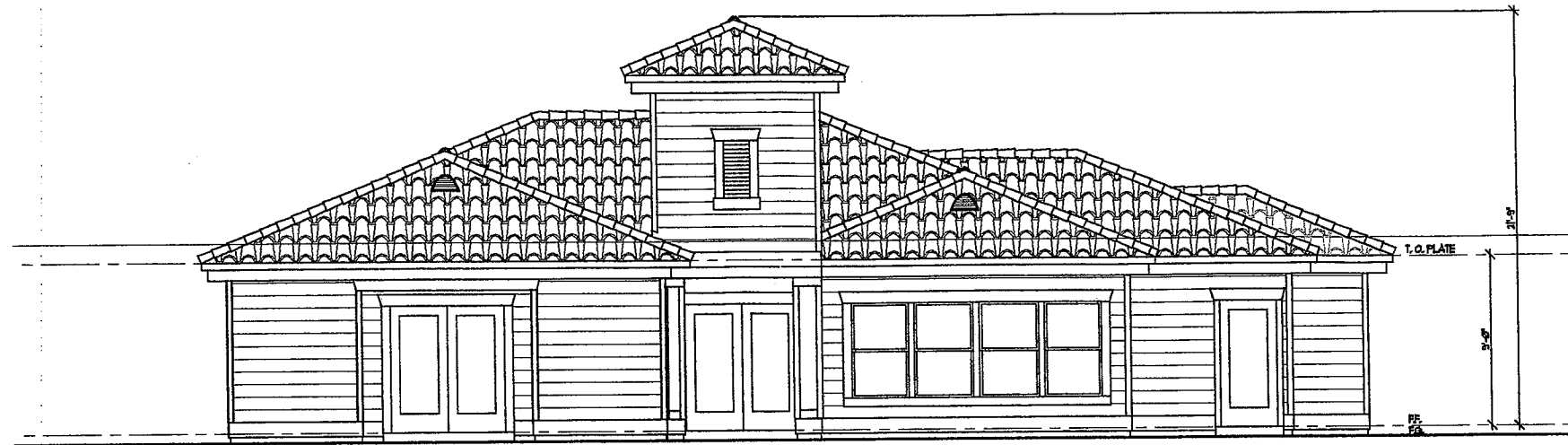
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 At  
**Winchester Commons**

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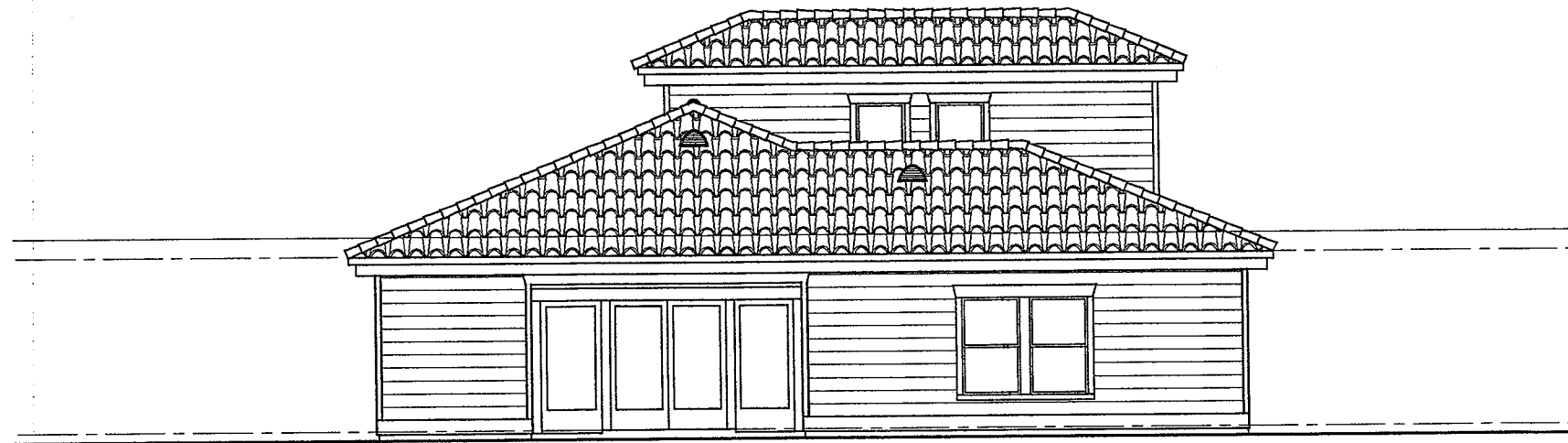
Goleta, CA

March 11, 2008





EXISTING NORTH ELEVATION (FRONT)



EXISTING EAST ELEVATION

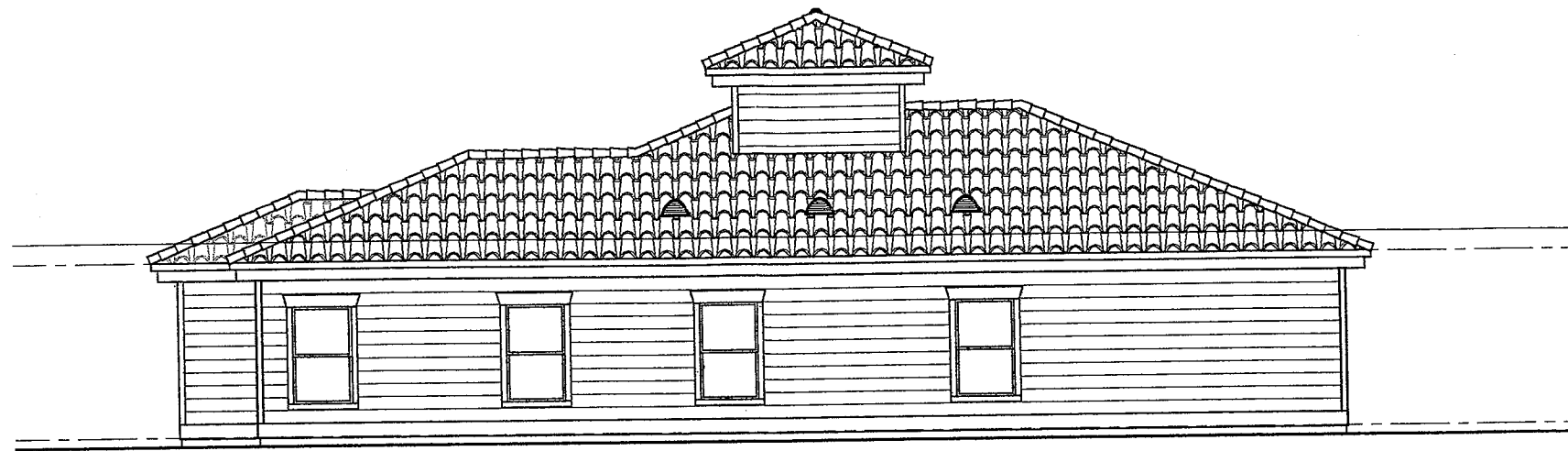
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At  
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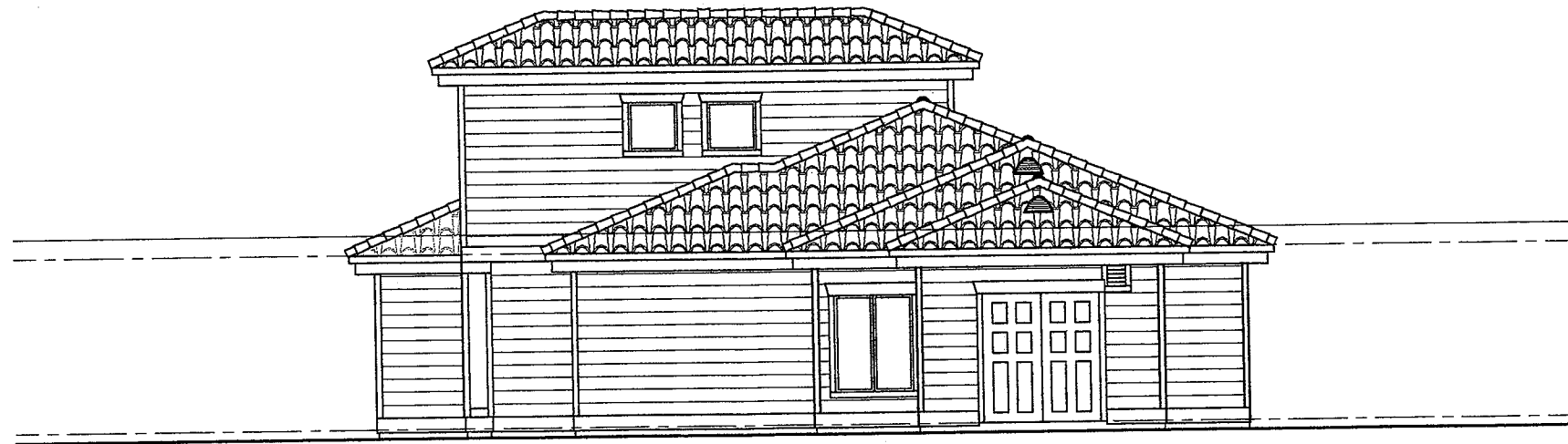
Goleta, CA

March 11, 2008





EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

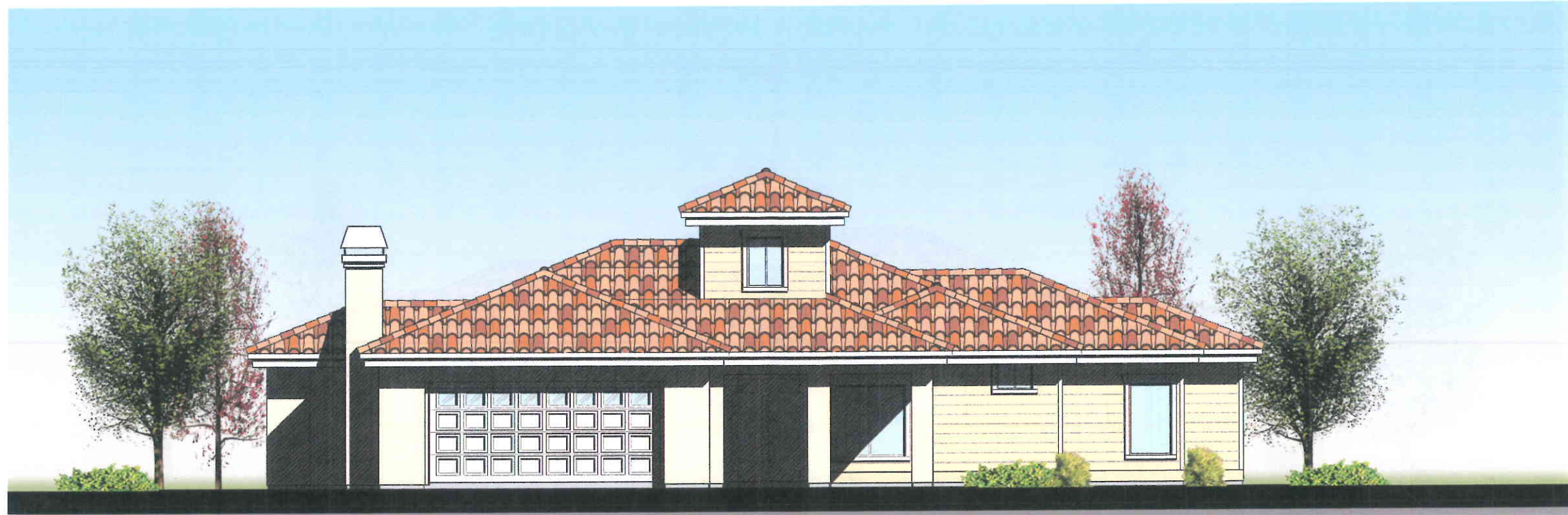
Daycare Conversion to S.F.D.  
At  
**Winchester Commons**

Scale: 1/4" = 1'-0"

Goleta, CA

March 11, 2008





PROPOSED NORTH ELEVATION (FRONT)



PROPOSED EAST ELEVATION

Daycare Conversion to S.F.D. at Winchester Commons

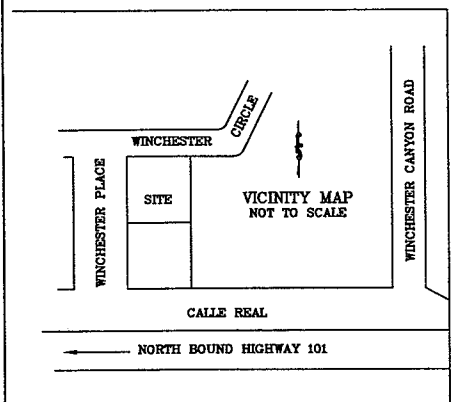
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Goleta, CA

March 11, 2008

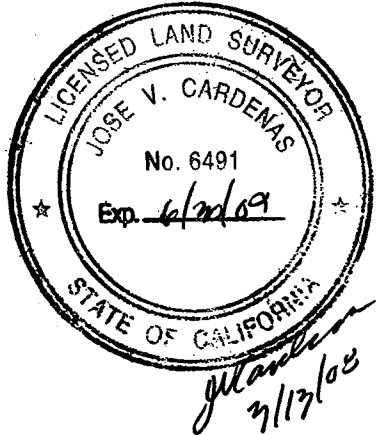
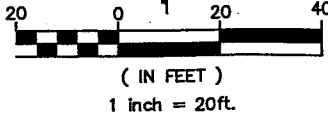
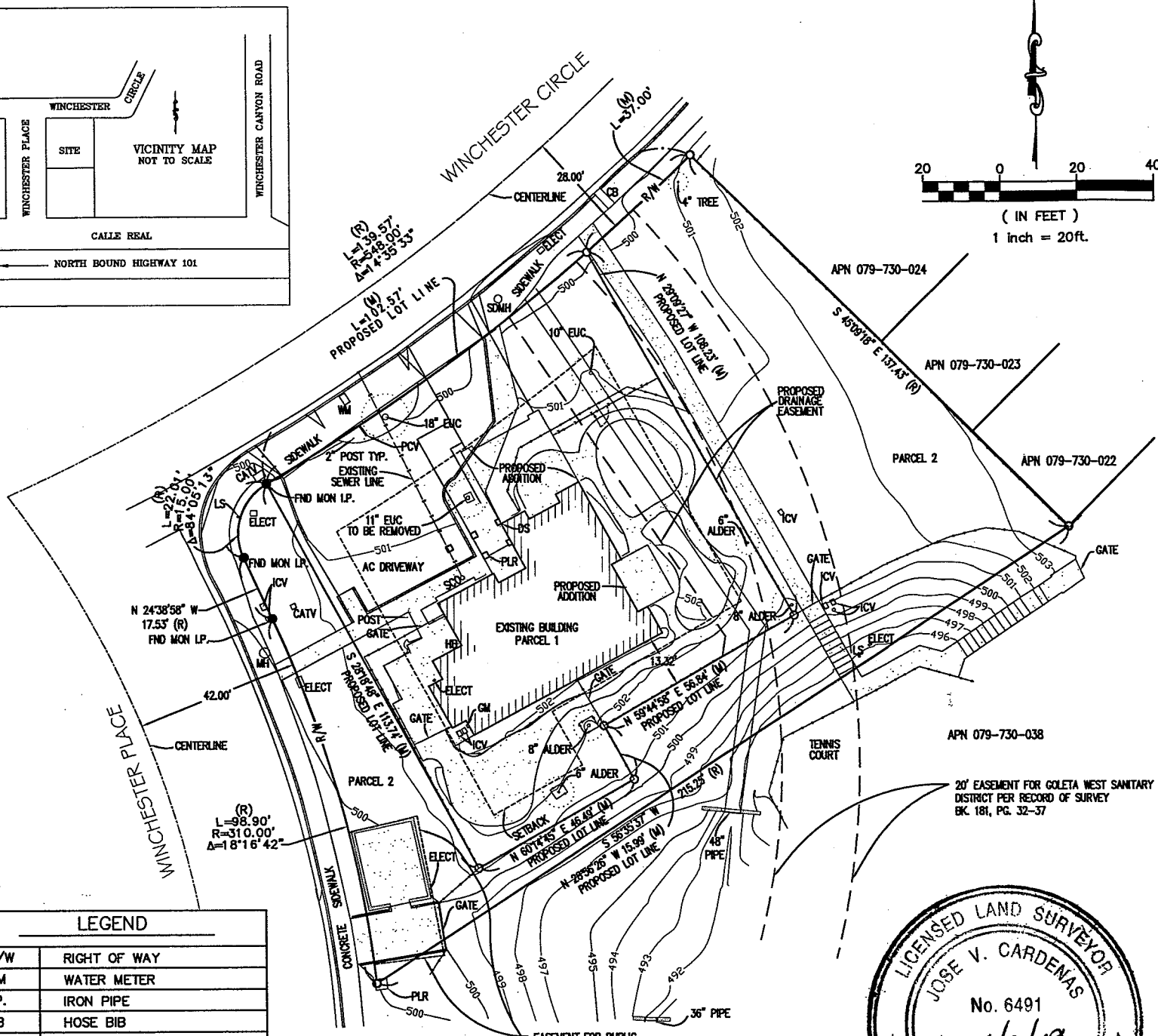






LEGEND	
R/W	RIGHT OF WAY
WM	WATER METER
I.P.	IRON PIPE
HB	HOSE BIB
GM	GAS METER
ELECT	ELECTRICAL METER
ICV	IRRIGATION CONTROL VALVE
LS	LIGHT STANDARD
TYP.	TYPICAL
EUC	EUCALYPTUS
MH	MAN HOLE
CATV	CABLE TELEVISION
CB	CATCH BASIN
PLR	PILLAR
SCO	SEWER CLEAN OUT
SMH	SEWER MAN HOLE
PCV	PRESSURE CONTROL VALVE
●	FOUND MONUMENT
○	NO FOUND MONUMENT
---	DRIP LINE

**NOTES**  
 (1) (R)= BK. 182, PG. 55-59  
 (2) (M)= MEASURED



**SURVEYORS NOTE:**  
 PURSUANT TO SECTION 66434.2 OF THE STATE SUBDIVISION MAP ACT THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE ADDITIONAL INFORMATION SHOWN ON THIS MAP SHEET IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THE ADDITIONAL MAP SHEET.

**LEGAL DESCRIPTION**  
 LOT 155 OF TRACT MAP NO. 13, 974, PHASE 2 AS RECORDED IN BOOK 182, PAGE 55-59 IN THE OFFICE OF THE COUNTY SURVEYOR, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

**PROPERTY ADDRESS**  
 7960 WINCHESTER CIRCLE  
 GOLETA, CA 93117

**OWNER STATEMENT:**  
 I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 STREET: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**PROPERTY OWNER:**  
 WINCHESTER COMMONS HOME OWNERS ASSOCIATION  
 5669 CALLE REAL  
 GOLETA, CA 93117  
 PHONE: (805) 967-4741

**SUBDIVIDER:** SAME AS OWNER.

- NOTES:**
- UTILITY SERVICES  
 SOURCE OF WATER: GOLETA WATER DIST.  
 SANITARY SEWER DISPOSAL: GOLETA WEST SANITARY DIST.  
 ELECTRICITY: EDISON COMPANY  
 TELEPHONE: VERIZON
  - ZONING:  
 DR-4.6: 4.6 HOUSES PER ACRE; 9,469 MINIMUM SQUARE FOOTAGE.  
 SURROUNDING ZONING:  
 SAME AS ZONING
  - GENERAL PLAN DESIGNATION  
 SINGLE FAMILY RESIDENTIAL
  - AREAS FROM APN 079-730-039:  
 EXISTING PARCEL  
 PARCEL: 22,706 SQ. FT. GROSS AND NET.  
 PROPOSED PARCEL  
 PARCEL No. 1: 11,133 SQ. FT. GROSS AND NET.  
 PARCEL No. 2: 11,573 SQ. FT. GROSS AND NET.  
 PROPOSED BUILDING SIZE: 2,851 SQ. FT. INCLUDING A 475 SQ. FT. GARAGE  
 PROPOSED BUILDING HEIGHT: 23'-4" TO HIGHEST RIDGE POINT
  - TOPOGRAPHY  
 PER FIELD SURVEY DATED 08-30-2006.  
 VERTICAL DATUM ASSUMED.
  - METHOD OF CONVEYING DRAINAGE:  
 SHEET FLOW AND STORM DRAIN
  - THE DESIGN OF THE SUBDIVISION AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH THE EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH, OR USE OF, PROPERTY WITHIN THE PROPOSED SUBDIVISION.

**VESTING TENTATIVE PARCEL MAP No.**  
 LOT 155 OF TRACT MAP NO. 13, 974, PHASE 2 AS RECORDED IN BOOK 182, PAGE 55-59 IN THE OFFICE OF THE COUNTY SURVEYOR, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

APN 079-730-039  
 COUNTY OF SANTA BARBARA  
 STATE OF CALIFORNIA  
 AUGUST 2006 SCALE: 1" = 20'

**VESTING TENTATIVE PARCEL MAP**  
**7960 WINCHESTER CIRCLE**  
**APN 079-730-039**  
**COUNTY OF SANTA BARBARA, CA**

REV.	DESCRIPTION	BY	DATE

DRAWN BY: CB	CHECKED BY: JC
SCALE: AS SHOWN	DATE: 09-05-2006
JOB NUMBER	SHEET
06-0099	1 OF 1

**RECEIVED**  
 MAR 24 2008  
 City of Goleta  
 Planning & Environmental Sv