



## DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services  
130 Cremona Drive, Suite B, Goleta, CA 93117  
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[www.cityofgoleta.org](http://www.cityofgoleta.org)

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### AGENDA ITEM L-2

DATE: August 24, 2010  
TO: Goleta Design Review Board  
FROM: Scott Kolwitz, Senior Planner  
SUBJECT: 10-094-DRB; Marquez Addition; 679 Ardmore Drive; APN 077-072-024

**APPLICANT:** Tai Yeh, Architect  
PO Box 92059  
Santa Barbara, CA 93190

#### **PROJECT DESCRIPTION:**

This is a request for *Conceptual/Preliminary* review. The property includes a 1,440-square foot residence and an attached 440-square foot 2-car garage on a 7,950-square foot lot in the 8-R-1 zone district. The applicant proposes to construct a 773-square foot addition, consisting of 257 square feet on the first-floor and 516 square feet on the second-floor. The applicant also proposes to retain a 120-square foot shed and construct a 158-square foot trellis. The resulting 2-story structure would be 2,653 square feet, consisting of a 2,213-square foot single-family dwelling and an attached 440-square foot 2-car garage and an additional attached 158-square foot trellis and detached 120-square foot shed. This proposal is within the maximum allowable floor area for this property, which is 2,417.5 square feet plus an allocation of 440 square feet for a 2-car garage. All materials used for this project are to match the existing residence. The project was filed by agent Tai Yeh, architect, on behalf of Gabriel Marquez, property owner. Related cases: 10-094-LUP.

#### **BACKGROUND:**

The project was submitted on June 29, 2010. This is the first time the project has been before the DRB. There are no known violations on the property.

**ANALYSIS:**

**Zoning Consistency:**

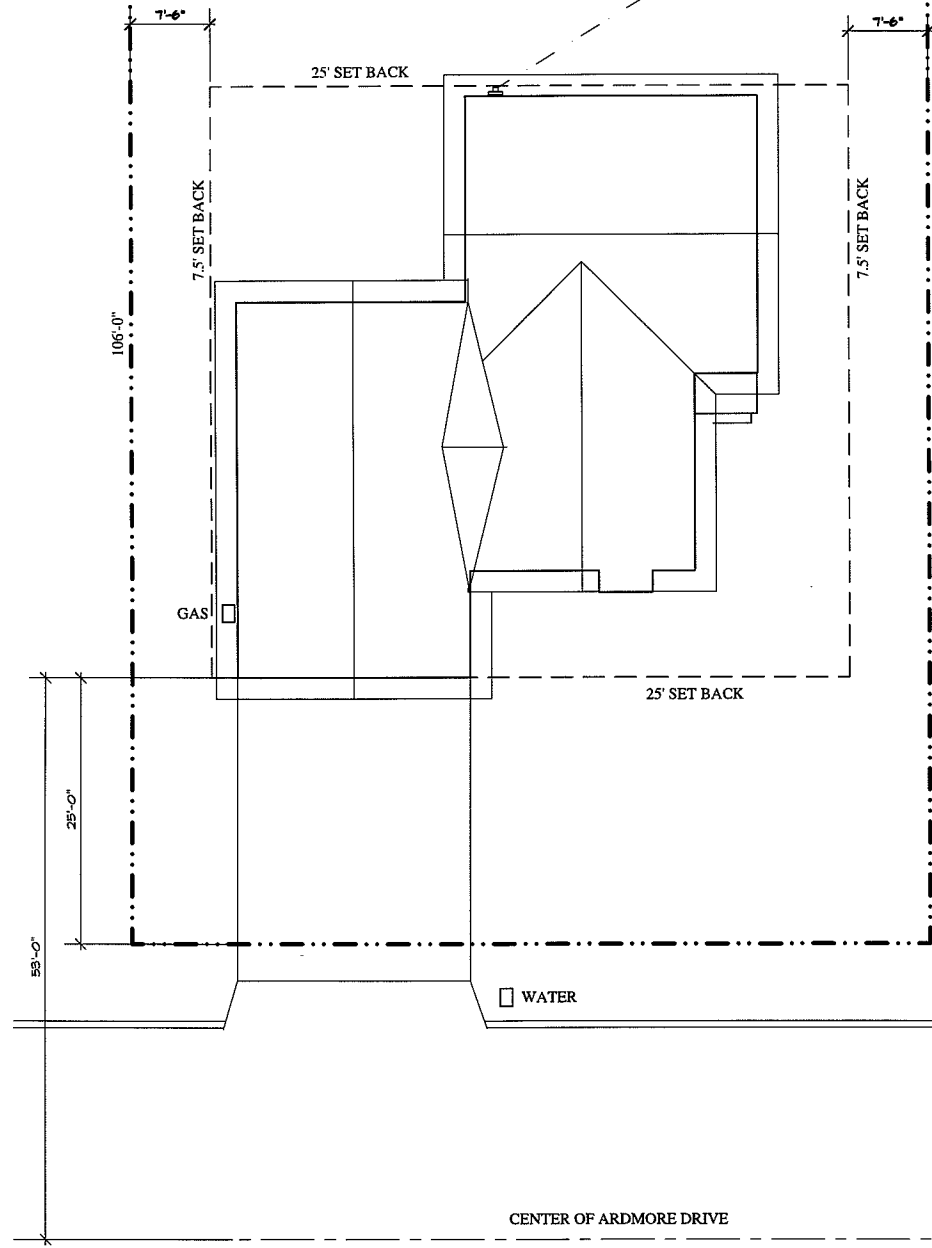
	Required	Proposed	Consistent Y/N
Front Yard Setback	50 feet from Centerline 20 feet from right-of-way	52 feet from Centerline 27 feet from right-of-way	Yes
Side Yard Setback	10% of Width (7.5) feet, but no more than 10 feet	East elevation: 16 feet West elevation: 10 feet	Yes
Rear Yard Setback	25 feet	26 feet	Yes
Floor Area Guidelines	2,417.5 square feet plus an allocation of 440 square feet for a 2-car garage	2,213 square feet plus an attached 440-square foot 2- car garage	Yes
Building Height	25 feet (maximum)	24 feet 3 inches	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.

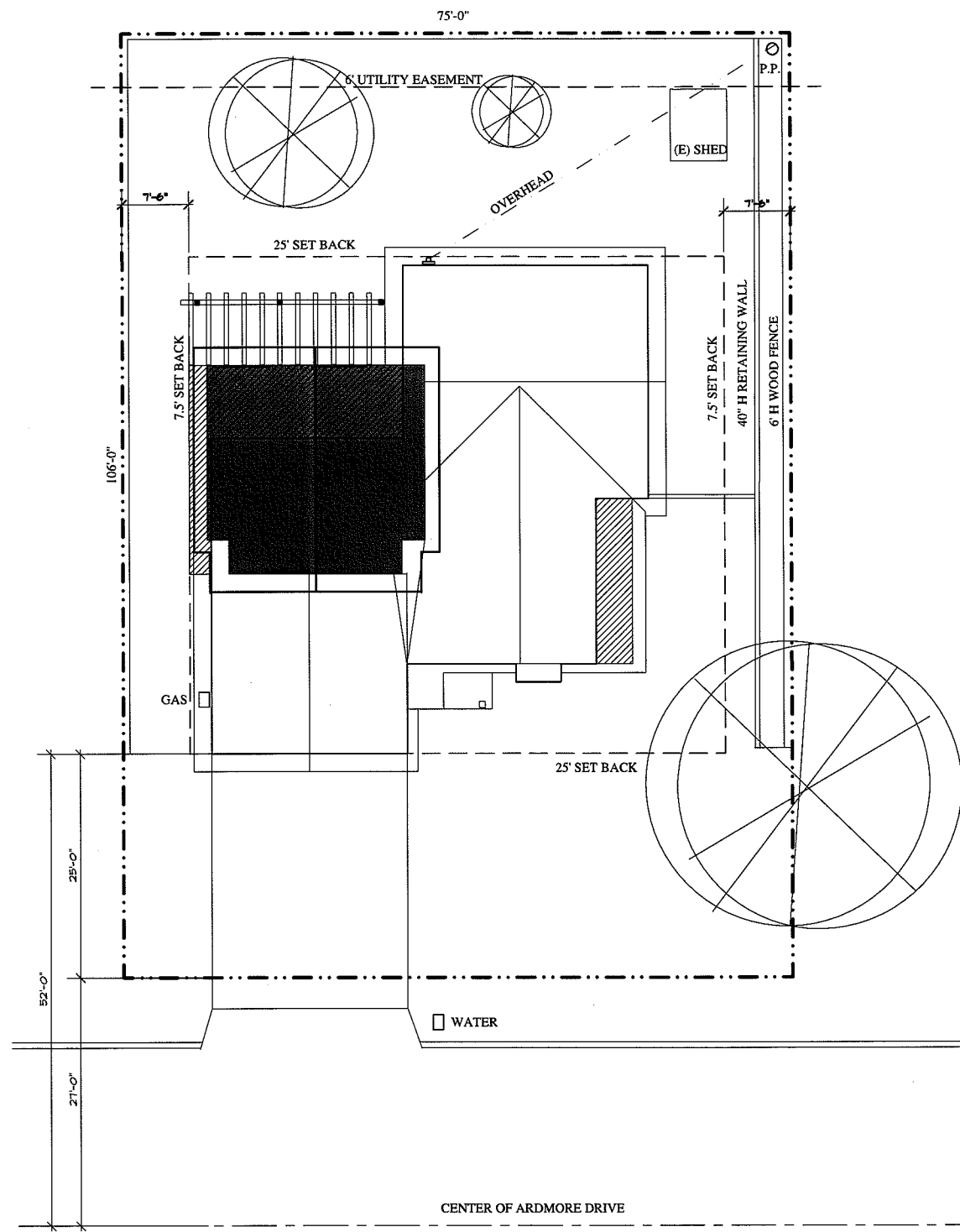
**ATTACHMENTS:**

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

# REMODEL AND ADDITION AT 679 ARDMORE DRIVE GOLETA, CA 93117



**EXISTING SITE PLAN**  
SCALE: 1" = 8'-0"



**PROPOSED SITE PLAN**  
SCALE: 1" = 8'-0"

**PROJECT DATA**

SCOPE OF WORK  
FIRST STORY ADDITION: 257 SQ. FT.  
SECOND STORY ADDITION: 516 SQ. FT.  
TRELIS: 158 SQ. FT.

PROPERTY OWNER  
GABRIEL MARQUEZ  
679 ARDMORE DRIVE  
GOLETA, CA 93117

APN  
077-072-024

ZONE  
R1

**FLOOR AREA RATIO**

LOT SIZE: 7,950 SQ. FT.  
MAX ALLOWABLE AREA: 2,180 SF + (25X950 SF) = 2,417.5 SQ. FT.  
EXISTING GARAGE: 440 SQ. FT.  
EXISTING RESIDENCE: 1,440 SQ. FT.  
FIRST FLOOR ADDITION: 257 SQ. FT.  
SECOND FLOOR ADDITION: 516 SQ. FT.  
TOTAL RESIDENCE 2,213 SQ. FT. < 2,417.5 SQ. FT. OK  
TOTAL RESIDENCE + GARAGE = 2,213 + 440 = 2,653 SQ. FT.

**APPLICABLE CODES**

THIS PROJECT SHALL COMPLY WITH:  
2007 CBC, CMC, CPC  
2007 CEC  
2007 CALIFORNIA ENERGY STANDARDS

**SHEET INDEX**

- ARCHITECTURAL
- A1 SITE PLAN/PROJECT DATA
- A2 EXISTING FLOOR PLAN
- A3 EXISTING ELEVATIONS
- A4 PROPOSED FLOOR PLAN
- A5 PROPOSED ELEVATIONS

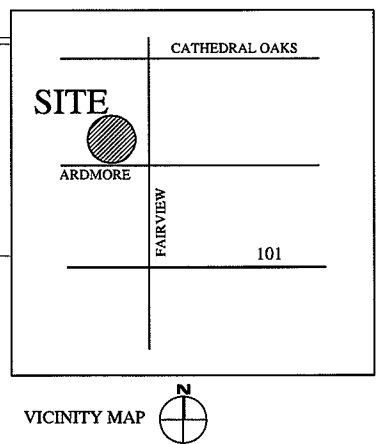
**TAI C. YEH**  
ARCHITECT  
CA LICENSE NO. C19,953

P.O. BOX 92059  
SANTA BARBARA, CA 93190  
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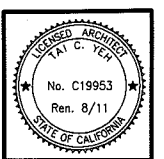
PROJECT  
ADDITION AND REMODEL  
AT 679 ARDMORE DRIVE  
GOLETA, CA 93117

DATE  
06-29-2010  
JULY-26, 2010 SITE PLAN

**RECEIVED**  
JUL 27 2010  
City of Goleta  
Planning & Environmental Svcs.



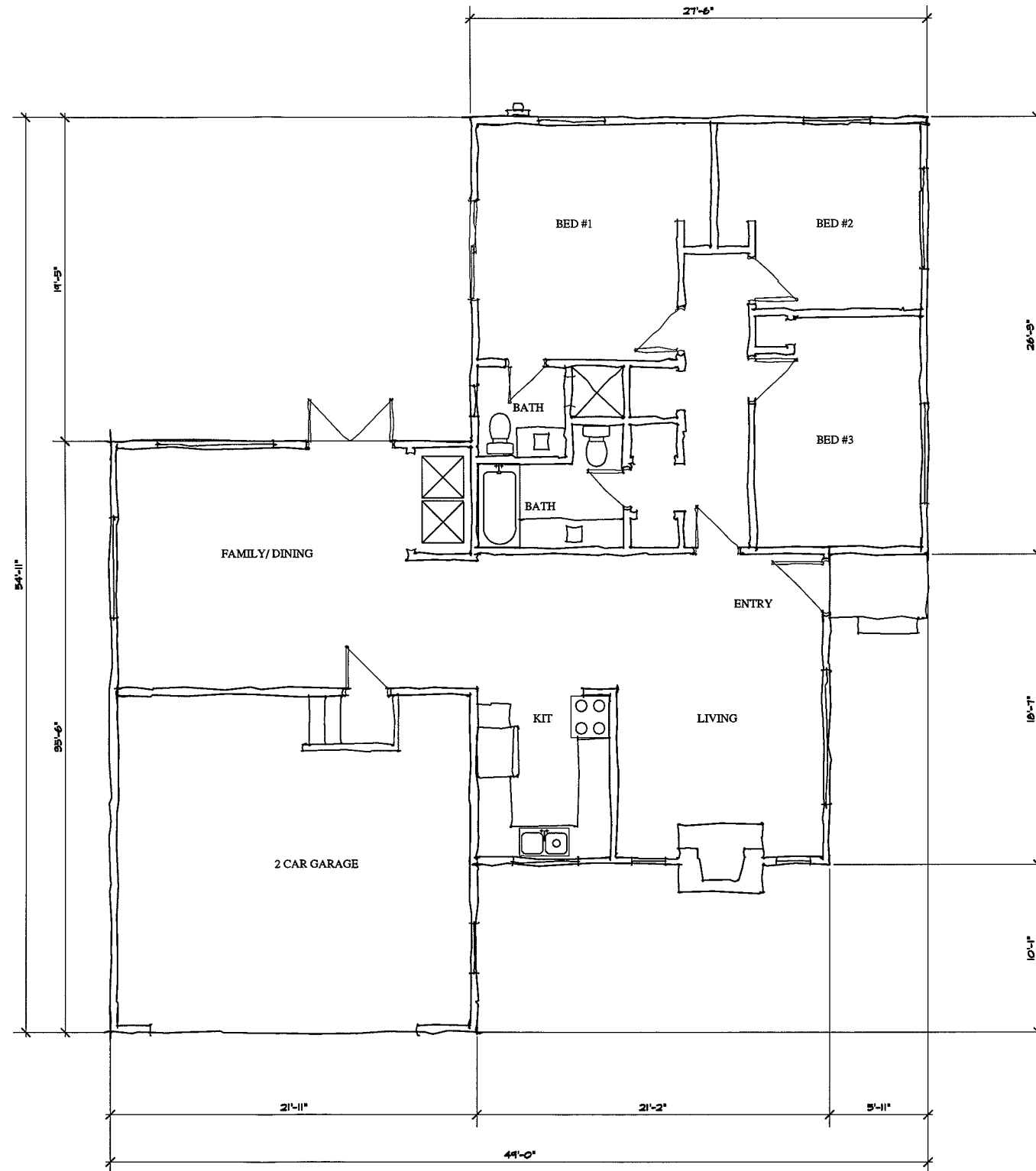
SHEET  
**A1**



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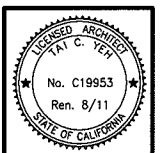
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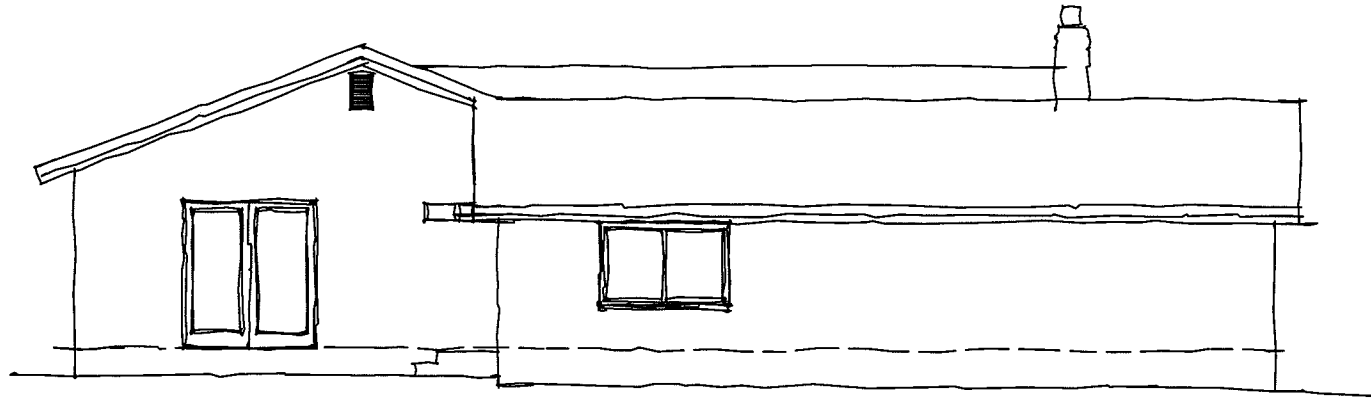
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06-29-2010



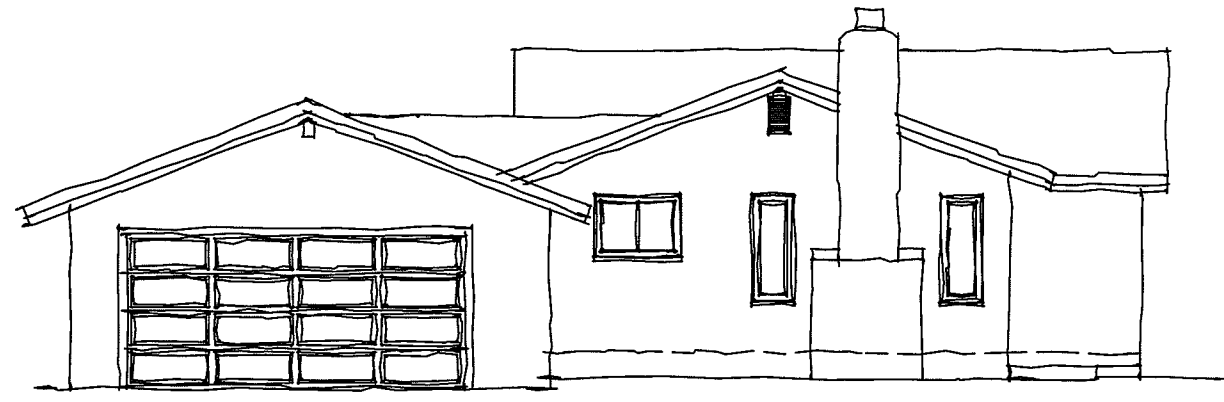
EXISTING FLOOR PLAN  
SCALE: 1/4"=1'-0"

SHEET  
A2

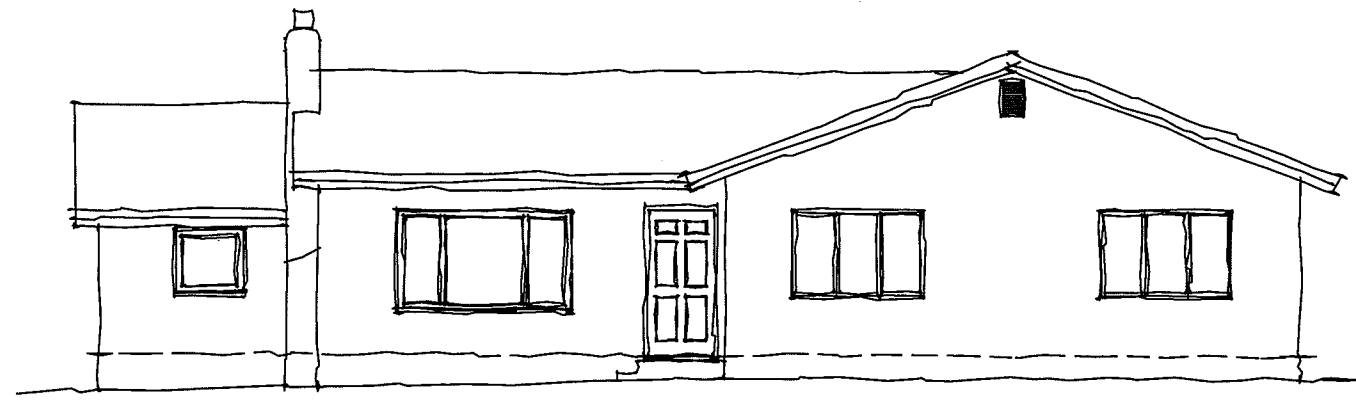




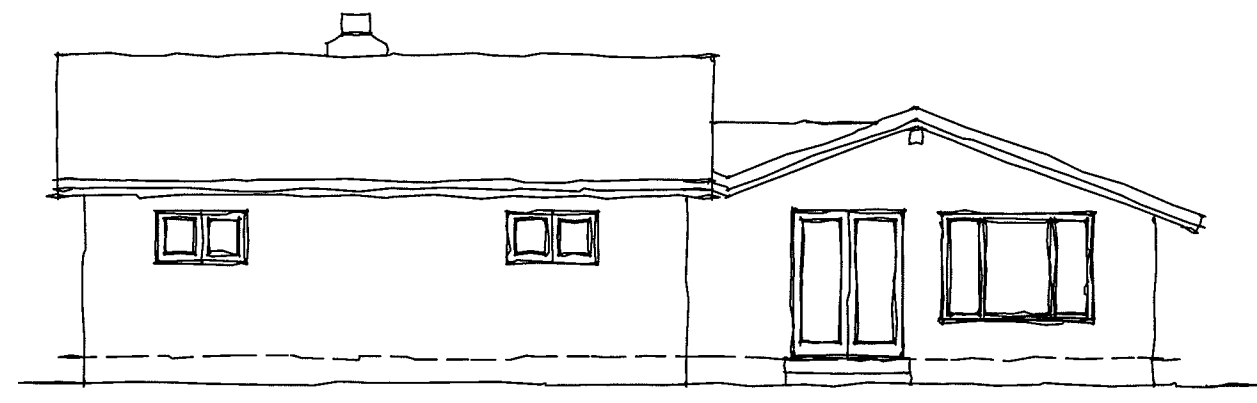
EXISTING WEST ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

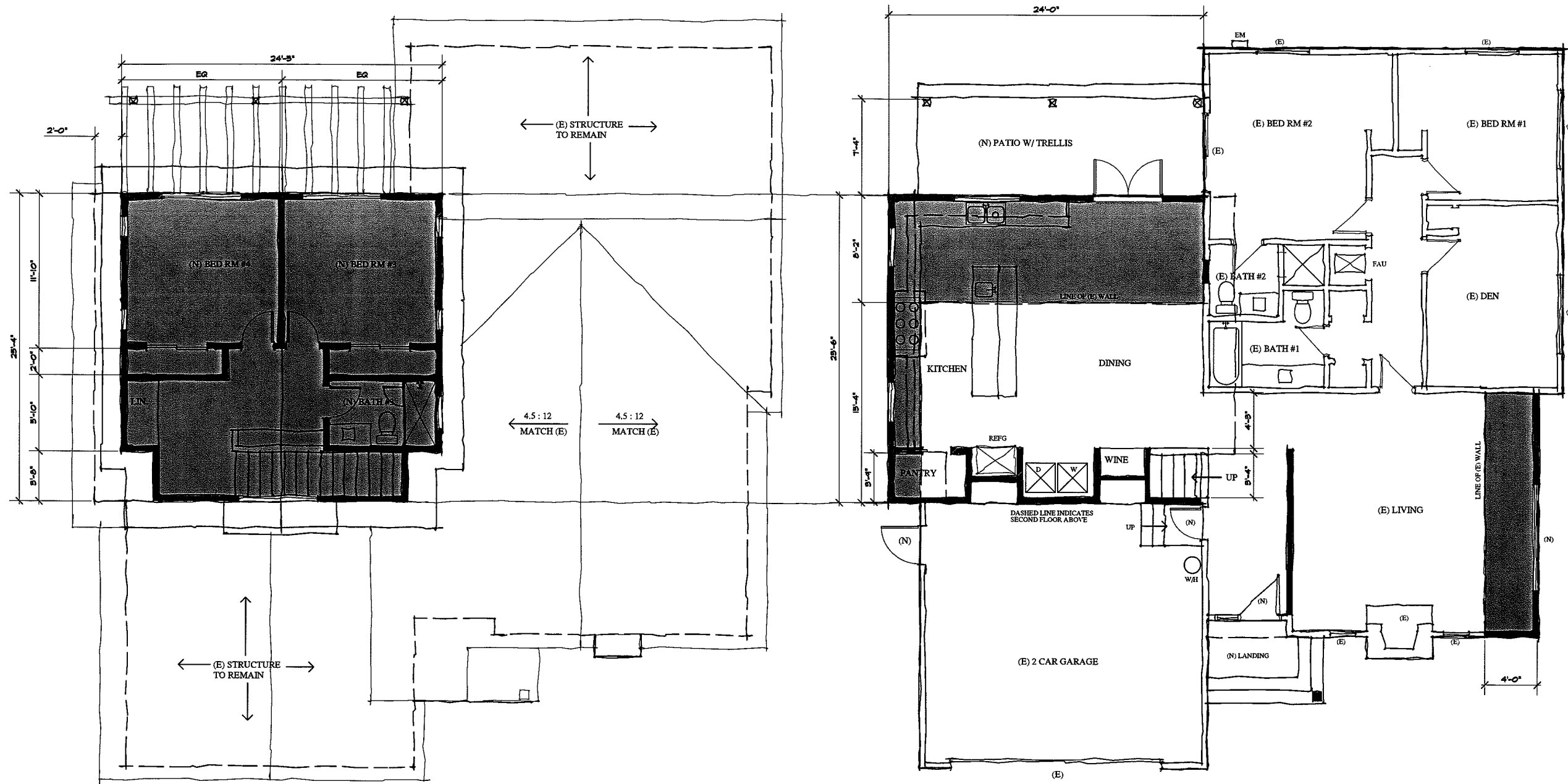


EXISTING EAST ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION  
SCALE: 1/4"=1'-0"





SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



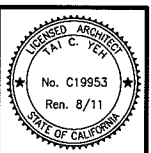
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

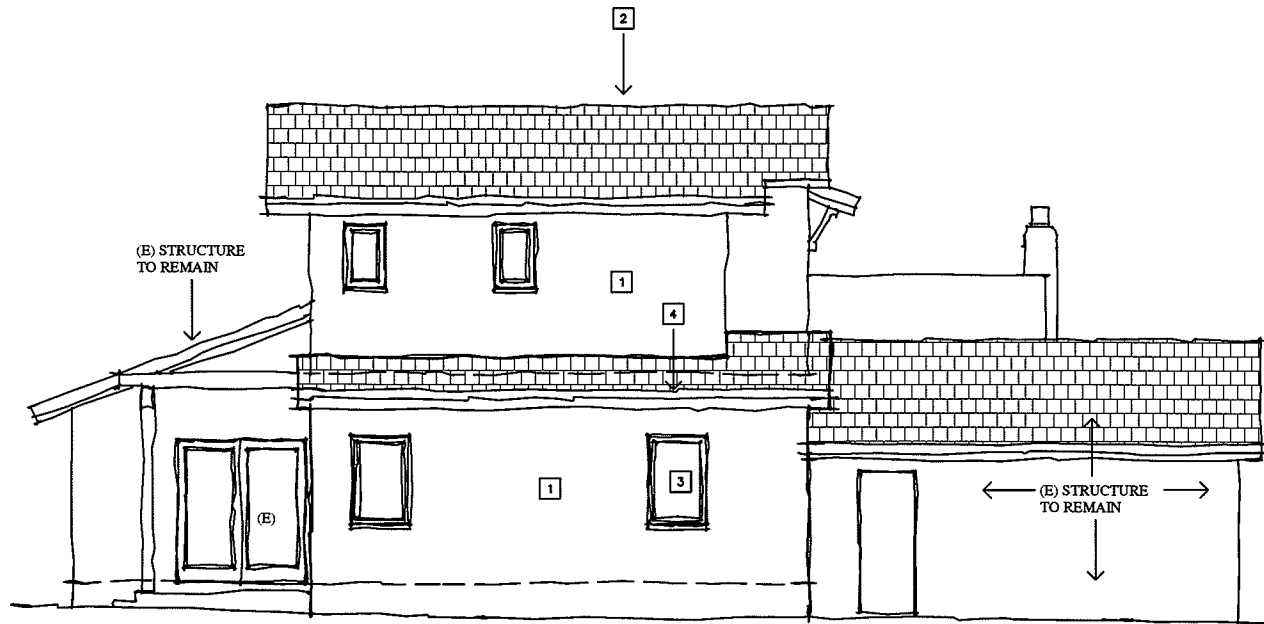
WALL LEGEND

- EXISTING WALL
- NEW 2X4 WALL
- SHADED AREAS INDICATES ADDITION FOR THIS PERMIT

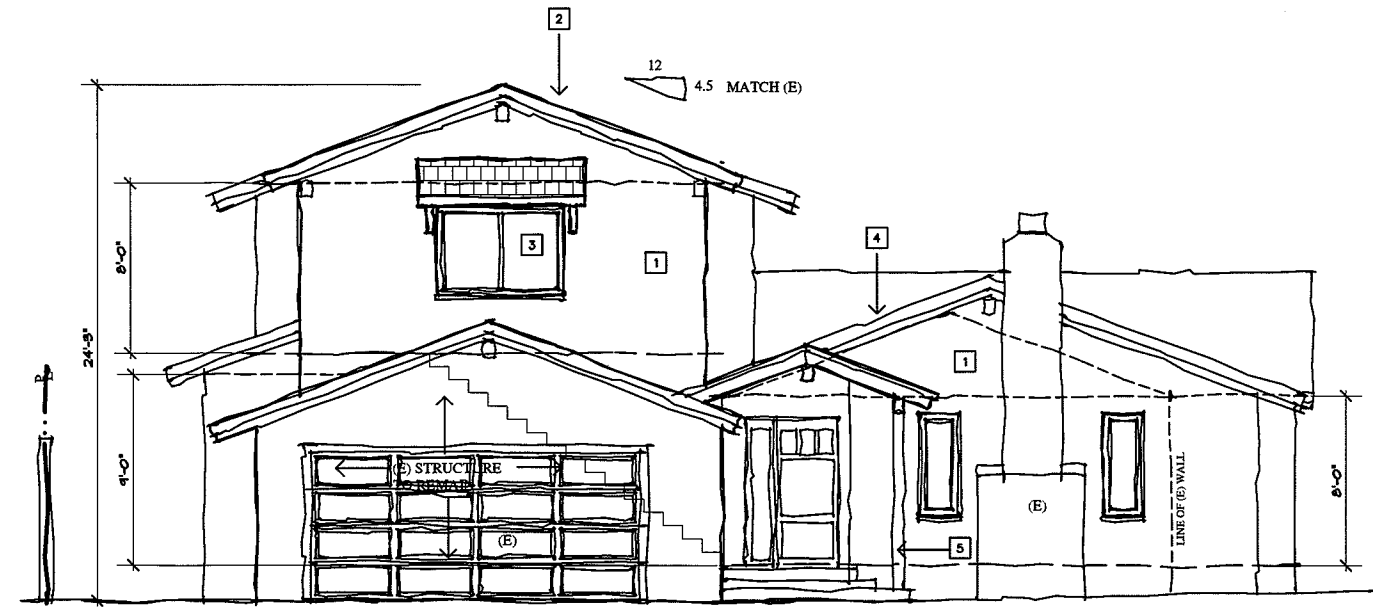
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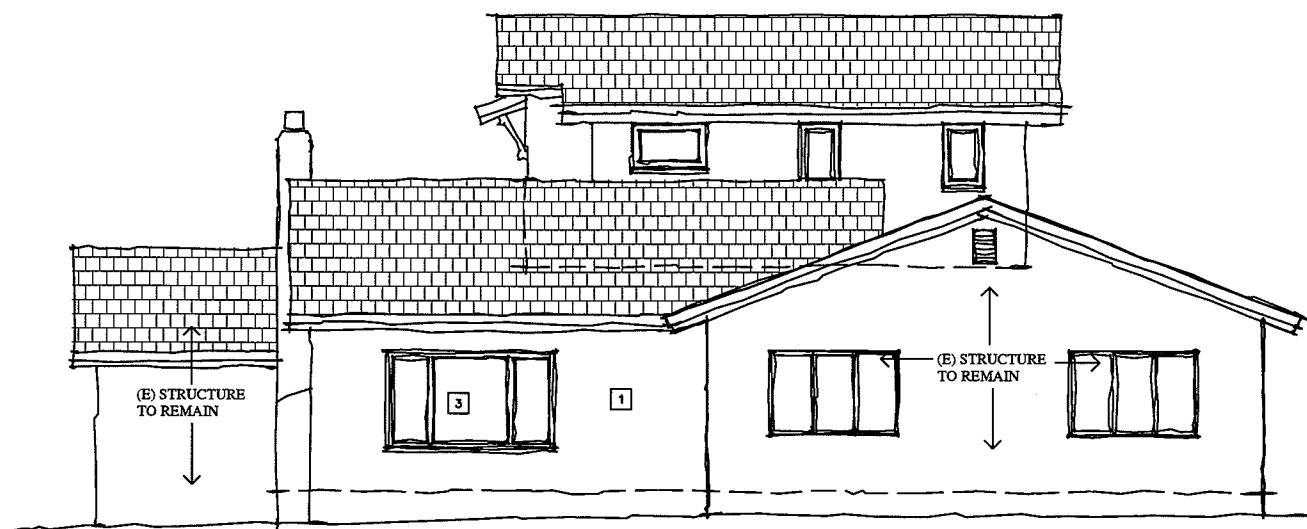




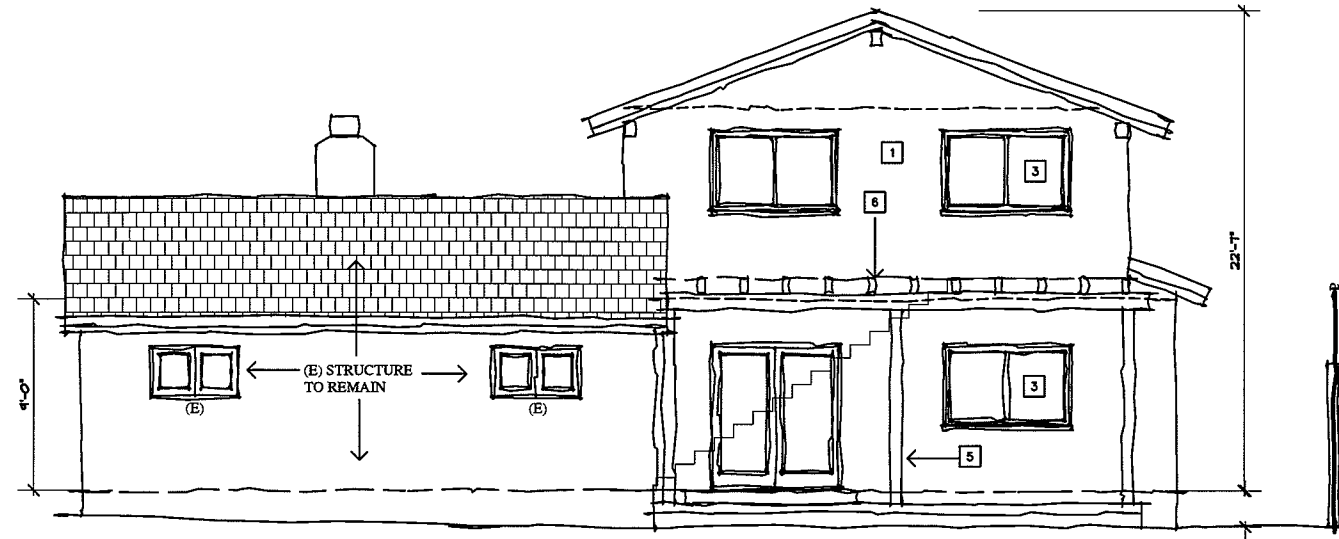
WEST ELEVATION  
SCALE: 1/4"=1'-0"



SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



EAST ELEVATION  
SCALE: 1/4"=1'-0"



NORTH ELEVATION  
SCALE: 1/4"=1'-0"

ELEVATION NOTES:

- 1 EXTERIOR CEMENT PLASTER TO MATCH EXISTING
- 2 (N) ROOF TO MACH (E), COMPOSITION SHIGLES
- 3 (N) MARVIN CLAD DOUBLE GLAZED WINDOWS/DOORS TO MATCH EXISTING
- 4 EAVE DETAILS TO MATCH (E)
- 5 (N) 6 X POST OR BEAM
- 6 (N) 4 X 6 @ 24" OC

