

# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
PHONE: (805) 568-2000  
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December 5, 2014

Craig Shallanberger  
Project Design, Inc.  
490 Ellwood Ridge Road  
Goleta, CA 93117

PLANNING COMMISSION  
HEARING OF DECEMBER 3, 2014

***RE: Kalasky Appeal of South Board of Architectural Review's Denial of the Kalasky Addition and Remodel Project; 14APL-00000-00030***

Hearing on the request of Ed Kalasky and Denise Clark, to consider the appeal, Case No. 14APL-00000-00019 [appeal filed on June 16, 2014], of the decision of the South County Board of Architectural Review to deny Preliminary approval, Case No. 14BAR-00000-00030, for the Kalasky Addition and Remodel project in compliance with Section 35.102 of the County Land Use and Development Code, on property located in the 7-R-1 zone. The application involves AP No. 065-371-002, located at 155 Santa Paula Avenue, in the Goleta Area, Second Supervisorial District.

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Dear Mr. Shallanberger:

At the Planning Commission hearing of December 3, 2014, Commissioner Brown moved, seconded by Commissioner Hartmann and carried by a vote of 4 to 0 to 1 (Blough abstained) to:

1. Deny the appeal, Case No. 14APL-00000-00019.
2. Make the required findings for denial of the preliminary design for Case No. 14BAR-00000-00030, specified in Attachment A of the staff report, dated November 13, 2014 including CEQA findings;
3. Determine that denial of the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15270, as specified in Attachment B; and
4. Deny the project *de novo*, Case No. 14BAR-00000-00030, thereby affirming the decision of South County Board of Architectural Review to deny the design for the Kalasky Addition and Remodel.

***The attached findings reflect the Planning Commission's actions of December 3, 2014.***

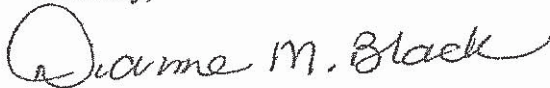
The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning

Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, December 15, 2014 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$648.26 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

cc: Case File: 14APL-00000-00019  
Planning Commission File  
Owner: Ed Kalasky and Denise Clark, 155 Santa Paula Avenue, Santa Barbara, CA 93111  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Community Services Department  
Public Works  
Environmental Health Services  
APCD  
Janet Wolf, Second District Supervisor  
Cecilia Brown, Second District Commissioner  
Jenna Richardson, Deputy County Counsel  
✓ Ryan Cooksey, Planner

**Attachments: Attachment A - Findings**

DMB/dmv

## ATTACHMENT A: FINDINGS

### 1.0 CEQA FINDINGS

Denial of the proposed project is exempt from environmental review pursuant to Section 15270 [Projects Which are Disapproved] of the *Guidelines for Implementation of the California Environmental Quality Act*. Attachment B, incorporated herein by reference, contains a more detailed discussion.

### 2.0 DESIGN REVIEW FINDINGS

**Findings required for all Design Review applications for sites within the Goleta Community Plan area.** In compliance with Section 35.82.070.F of the County Land Use and Development Code, prior to the approval or conditional approval of an application for Design Review on sites within the Goleta Community Plan area, the review authority shall first make all of the following findings. As a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

#### 2.1.1 *Finding A: Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property. (LUDC, Section 35.82.070.F.1.a)*

The proposed project would result in a second story addition located solely over the northern portion of the existing dwelling (see Attachment E-1, Project Plans). Furthermore, the highest point of the second story would not be set back from the property lines, nor would the addition be set to the center of the first story (see Attachment E-1, Project Plans). As discussed in Section 6.1 (Appeal Issues and Staff Response) of this staff report dated November 13, 2014, and incorporated herein by reference, the proposed project is inconsistent with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 (see Attachment F) and, additionally, is not in proportion to the existing structures in the area. The intent of the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 is to avoid second story development that results in a dwelling that is unbalanced in the distribution of its massing and out of proportion to existing structures in the area. As can be seen in the eastern and southern elevations of the submitted plans (see Attachment E-1, Project Plans), the proposed project would result in the type of unbalanced second story development that the Eastern Goleta Valley Design Guidelines' Second Story guidelines seek to avoid. Accordingly, this finding cannot be made.

#### 2.1.2 *Finding E: There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted. (LUDC, Section 35.82.070.F.1.E)*

The existing surrounding neighborhood is defined by single story homes on small lots, punctuated by occasional two story homes. Some of these two story homes are unbalanced (i.e., side-loaded) in terms of their design, but the dominant public perspective of the neighborhood is of a thoughtfully built out, single story suburban neighborhood. The intent of the Eastern Goleta Valley Design Guidelines is to perpetuate excellence in future development or redevelopment of the neighborhood. The proposed project would introduce a two story, side-loaded structure that would be visually disruptive and in an unharmonious relationship with other homes as seen by the public from the street.

#### 2.1.3 *Finding I: The proposed development is consistent with any additional design standards as expressly adopted by the Board for a specific local area, community, or zone in compliance with Subsection G. (Local design standards) below. (LUDC, Section 35.82.070.F.1.i)*

The project is subject to the Eastern Goleta Valley Design Guidelines. The project would result in a second story addition located solely over the northern portion of the existing dwelling (see Attachment E-1, Project Plans). Furthermore, the highest point of the second story would not be set back from the property lines and would not be set to the center of the first story (see

Attachment E-1, Project Plans) As discussed in Section 6.1 (Appeal Issues and Staff Response) of this staff report dated November 13, 2014, and incorporated herein by reference, the proposed design is inconsistent with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 (see Attachment F). The intent of the Eastern Goleta Valley Design Guidelines Second Story Guidelines 4.6 and 4.7 is to avoid second story development that results in a dwelling that is unbalanced in the distribution of its massing. As can be seen in the eastern and southern elevations of the submitted plans (see Attachment E-1, Project Plans), the proposed project would result in the type of unbalanced second story development that the Eastern Goleta Valley Design Guidelines' Second Story guidelines seek to avoid. Accordingly, the proposed project is not consistent with the Eastern Goleta Valley Design Guidelines, standards expressly adopted by the Board of Supervisors for the Goleta Community Plan area. Therefore this finding cannot be made.

- 2.1.4 *Finding F.3: Additional findings required for Design Review applications within the Eastern Goleta Valley area. Where Design Review is required in compliance with Subsection 35.28.080.E (Eastern Goleta Valley), plans for new or altered structures will be in compliance with the Eastern Goleta Valley Residential Design Guidelines, as applicable. The Eastern Goleta Valley Residential Design Guidelines, which are intended to serve as a guide only, shall constitute "additional design standards" for purposes of Subsection 35.82.070.F.1.(i). (LUDC, Section 35.82.070.F.3)*

The proposed project would result in a second story addition located solely over the northern portion of the existing dwelling (see Attachment E-1, Project Plans). Furthermore, the highest point of the second story would not be set back from the property lines and would not be set to the center of the first story (see Attachment E-1, Project Plans) As discussed in Section 6.1 (Appeal Issues and Staff Response) of this staff report, and incorporated herein by reference, the proposed design is inconsistent with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 (see Attachment F). The intent of the Eastern Goleta Valley Design Guidelines Second Story Guidelines 4.6 and 4.7 is to avoid second story development that results in a dwelling that is unbalanced in the distribution of its massing. As can be seen in the eastern and southern elevations of the submitted plans (see Attachment E-1, Project Plans), the proposed project would result in the type of unbalanced second story development that the Eastern Goleta Valley Design Guidelines' Second Story guidelines seek to avoid. Accordingly, the proposed project is not in compliance with the Eastern Goleta Valley Design Guidelines and this finding cannot be made.