



# **BOARD OF SUPERVISORS**

**14APL-00000-00028**

**Appeal of the Planning Commission's Denial of the Kalasky  
Addition and Remodel**

**Case No. 14BAR-00000-00030**

Ryan Cooksey, Planner

# Vicinity Map



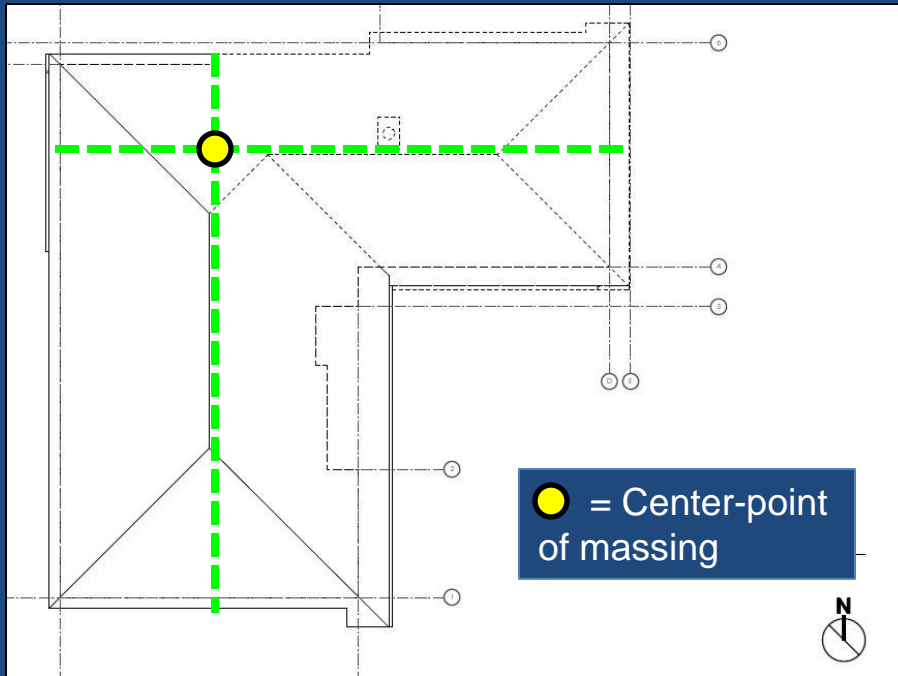
# Aerial Photo



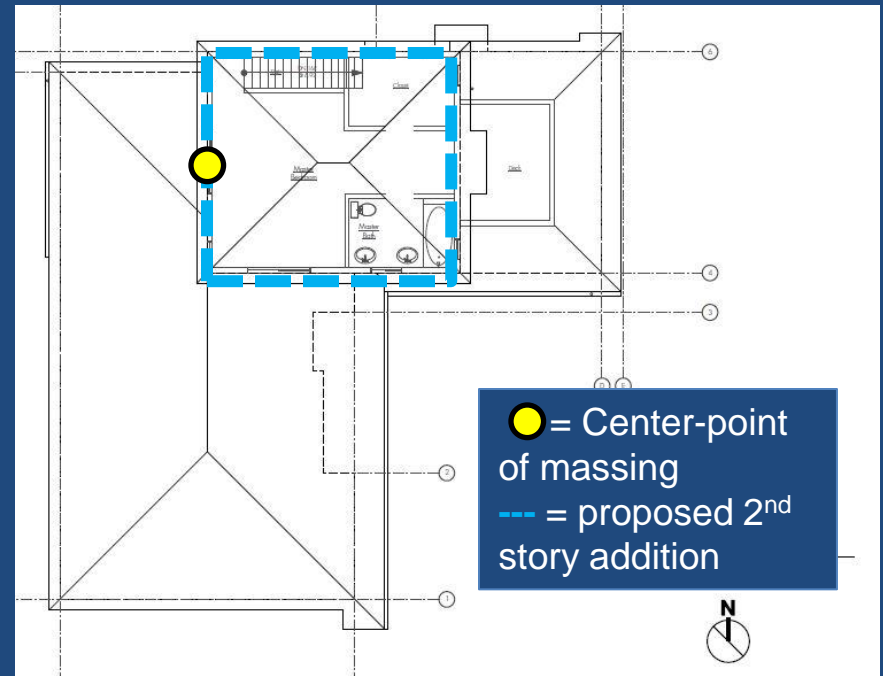
# Existing Development



# Previous iteration of plans consistent w/ Second Story Guidelines 4.6 & 4.7



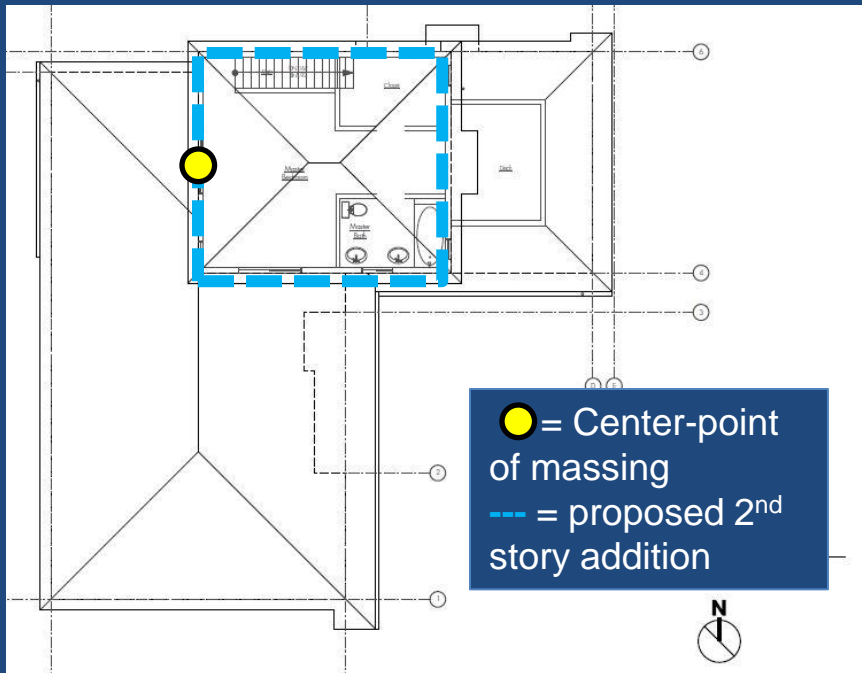
Existing Roof Plan



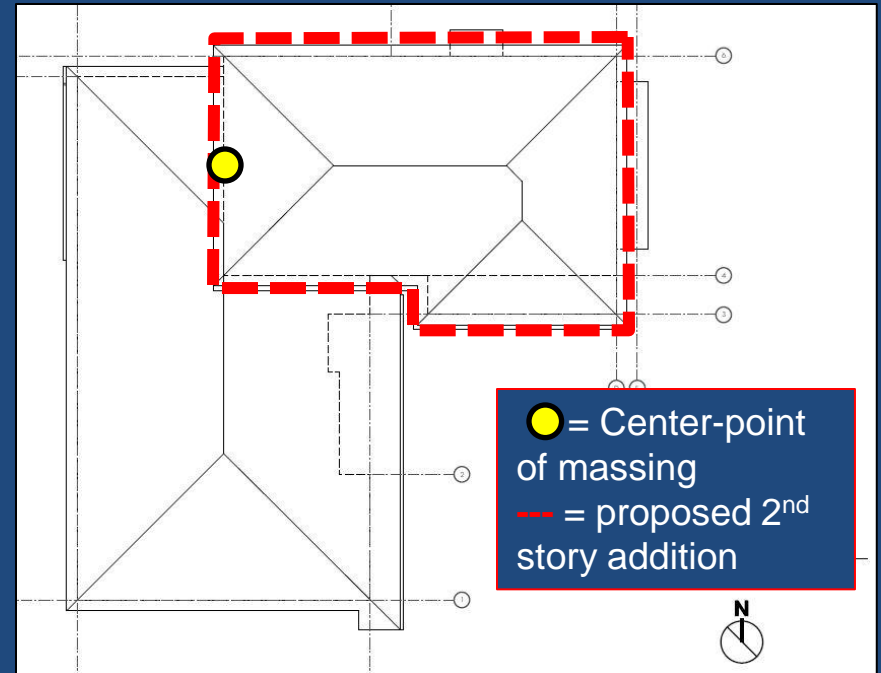
Proposed Roof Plan – April 2014



# Roof Plan



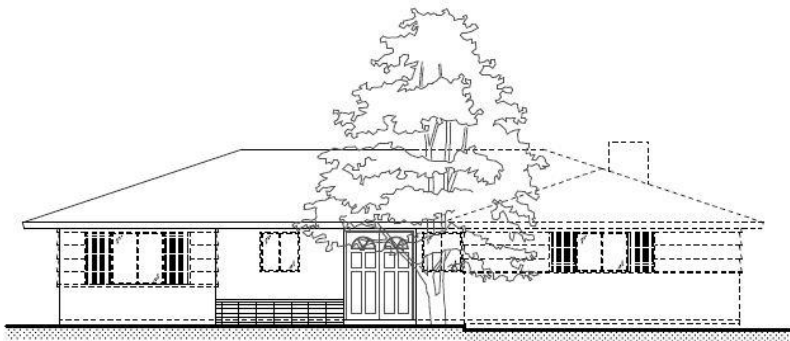
Proposed Roof Plan – April 2014



Proposed Roof Plan – June 2014

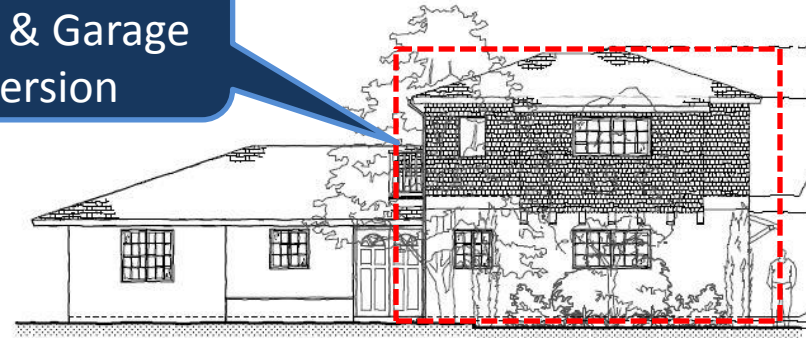


# Eastern/Street Elevations



East Elevation Existing/Demo  
Scale: 1/8" = 1'-0"

Second Story  
Addition & Garage  
Conversion

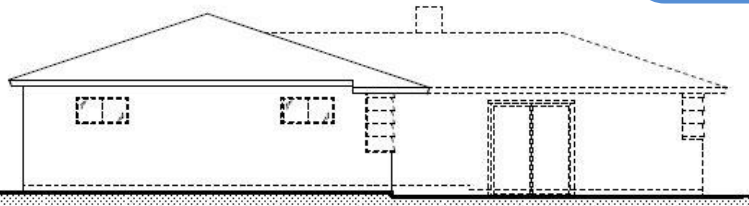


East Elevation (Street) Proposed  
Scale: 1/8" = 1'-0"

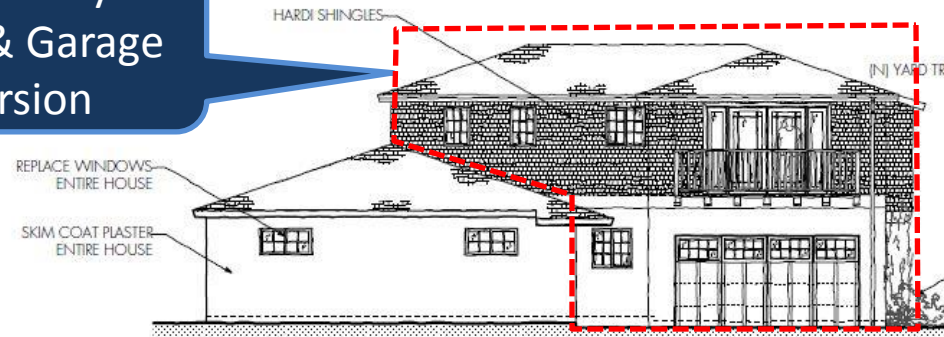


# Southern Elevations

Second Story  
Addition & Garage  
Conversion



South Elevation Existing/Demo  
Scale: 1/8" = 1'-0"



South Elevation Proposed  
Scale: 1/8" = 1'-0"





# Appeal Issue #1

## Consistency w/ Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 & 4.7

- Appellant contends that project is consistent with Second Story Guidelines 4.6 & 4.7

## Staff Response

- Project fails to adhere to Second Story Guidelines 4.6 & 4.7 of Eastern Goleta Valley Design Guidelines
- Project does not comply with LUDC Section 35.82.070



# Appeal Issue #1

## Staff Response

- Guideline 4.6: *set the highest point of the second story back from the property line and to the center of the first story*
- Guidelines 4.7: *avoid locating the second story only over the garage or any one portion of the dwelling*
- SBAR and Planning Commission cited inconsistency w/ Guidelines 4.6 & 4.7



# Appeal Issue #2

## SBAR Approval of Projects Inconsistent w/ Guidelines 4.6 & 4.7

- Appellant contends that SBAR has approved other projects inconsistent with Second Story Guidelines 4.6 & 4.7

## Staff Response

- SBAR's denial of preliminary approval based on project's clear inconsistency w/ 2<sup>nd</sup> Story Guidelines 4.6 & 4.7



# Appeal Issue #3

## Discrimination

- Appellants contend that SBAR's review of the project was discriminatory

## Staff Response

- Appellant's project treated like any other project
- LUDC Section 35.82.070





# Appeal Issue #4

## Project is Consistent w/ Other Sections of the Eastern Goleta Valley Design Guidelines

- Appellant contends project is consistent w/ other sections of the Eastern Goleta Valley Design Guidelines

## Staff Response

- Project remains inconsistent with Second Story Guidelines 4.6 & 4.7
- Necessary findings for approval cannot be made

# Project Review

## CEQA Exemption

- Sections 15270

## Inconsistent with:

- Goleta Community Plan
- LUDC, Section 35.82.070 - Findings for Design Review Approval



# Staff Recommendation

- Make the required findings for denial of the project (Case No. 14BAR-00000-00030), as specified in Attachment 1 of the Board Letter, including CEQA findings;
- Determine that the denial of the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15270, as specified in Attachment 2 of the Board Letter; and
- Deny the appeal, Case No. 14APL-00000-00028, thereby affirming the decision of the Planning Commission and South Board of Architectural Review to deny the project, Case No. 14BAR-00000-00030.



End of Presentation