

COUNTY PLANNING COMMISSION

Staff Report for

Kalasky Appeal of South Board of Architectural Review's Denial of the Kalasky Addition and Remodel Project

Hearing Date: December 3, 2014
Staff Report Date: November 13, 2014
Case No.: 14APL-00000-00019
14BAR-00000-00030

Deputy Director: Alice McCurdy
Division: Development Review

Supervising Planner: Anne Almy
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Environmental Document: CEQA §15270

OWNER/APPELLANT:

Ed Kalasky and Denise Clark
155 Santa Paula Avenue
Santa Barbara, CA 93111
Phone: 805-964-3070

OWNER'S AGENT:

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This site is identified as Assessor Parcel No. 065-371-002, located at 155 Santa Paula Avenue, in the Goleta area, Second Supervisorial District.

SBAR Application Submitted:
SBAR Denial:
Appeal Filed:

February 3, 2014
June 6, 2014
June 16, 2014

1.0 REQUEST

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 the design of the Kalasky Addition and Remodel project, Case No. 14BAR-00000-00030, 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.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and deny the appeal, Case No. 14APL-00000-000019, and affirm the decision of the South County Board of Architectural Review to deny preliminary approval of Case No. 14BAR-00000-00030 for the Kalasky Addition and Remodel project, based upon the project's inconsistency with the Comprehensive Plan, including the Goleta Community Plan, and based on the inability to make the required findings.

Your Commission's motion should include the following:

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 this staff report, 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.

Refer back to staff if your Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on Section 35.102.020.A.1.c, which states that a decision of the South County Board of Architectural Review to deny preliminary approval may be appealed to the County Planning Commission.

4.0 ISSUE SUMMARY

The project on appeal before the Commission concerns the SBAR denial of an application for the conversion of a room used as an office to a garage and for a second story addition to be located above the garage and extending over the northern portion of the existing dwelling. Hearings on appeal from the South County Board of Architectural Review to the County Planning Commission are *de novo*.

The project was reviewed by the South County Board of Architectural Review (SBAR) at a conceptual level four times in the spring of 2014. Throughout the conceptual review process, SBAR expressed concerns regarding the massing and design of the second story addition in and of itself as well as in the context of the streetscape. In particular, SBAR expressed concerns that the addition, as designed, conflicts with the Eastern Goleta Valley Design Guidelines with respect to the massing of second story additions. The Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 state that second story development should: *set the highest point of the second story back from the property lines and to the center of the first story and avoid locating the second story only over the garage or any one portion of the dwelling* (respectively). Locating second story development only over the garage or any one portion of a dwelling, for the purposes of this staff report, is referred to as side-loaded development.

As shown on the submitted plans (see Attachment E-1, Project Plans), the project would construct a second story addition solely over the garage of the structure and extending back toward the rear of the property, along the northern portion of the existing dwelling. Moreover, the high point (in this case, ridgeline) of the second story addition would not be setback toward the center of the first story; in fact, the ridgeline of the second story addition would be located no closer to the center of the dwelling than the ridgeline of the existing office room over which it would be placed (see Attachment E-1, Project Plans). Accordingly, the proposed project conflicts with Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 (see Attachment F, Eastern Goleta Valley Design Guidelines 4.6 and 4.7). Section 35.82.070.F.1.i (SBAR finding I) and 35.82.070.F.3 (SBAR finding F.3) of the LUDC state that an application for design review shall be approved or conditionally approved only if SBAR can make the finding that the proposed development is consistent with the Eastern Goleta Valley Design Guidelines. Additionally, SBAR findings A and E cannot be made (see Attachment A, Findings). Finding A cannot be made because the proposed massing is unbalanced. Finding E cannot be made because the addition of the proposed project into the streetscape would be visually disruptive due to the unbalanced nature of the design as seen by the public from the street. Therefore, the necessary findings for design review approval cannot be made.

The evidence presented herein supports the denial, on a *de novo* basis, of case number 14BAR-00000-00030.

4.2 Design Review Appeal / Land Use Permit Status

Pursuant to Section 35.82.070.E.1, the application for preliminary and final approval by the SBAR shall only be accepted if the application is accompanied by a development application or if the Department is processing an existing development application for the proposed project. The proposed project is accompanied by Land Use Permit (LUP) Case No. 14LUP-00000-00063, which has not been acted on by the Director because SBAR denied the design of the project. Pursuant to Section 35.102.020.H.1.c of the Land Use and Development Code, the decision on the LUP will not be made until the Planning Commission renders a decision on the SBAR appeal.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Inland, Urban Area, Goleta Community Plan Area, Residential (RES-4.6), 4.6 dwelling units per acre
Ordinance, Zone	LUDC, Residential (7-R-1), 7,000 sq. ft. minimum lot size
Site Size	7,405 sq. ft. (0.170 acres)
Present Use and Development	Single-family residence
Surrounding Uses/Zone(s)	North: Single-family residence, 7-R-1 South: Single-family residence, 7-R-1 East: Single-family residence, 7-R-1 West: Commercial Shopping Center, SC
Access	Santa Paula Avenue
Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: County Fire Department Police: County Sheriff's Department

5.2 Setting

The project site is a 7,405 square foot parcel located in the inland, urban area of Goleta at 155 Santa Paula Avenue, just west of the Magnolia Shopping Center on Hollister Avenue. The subject lot was created by Tract Map 10,194 in October of 1961. Existing development on the subject lot includes a 1,838 sq. ft. (gross) dwelling approved by Land Use Rider 18136 in January of 1962. The garage of this dwelling was converted to habitable space under Land Use Rider 64323 in October of 1975. Access for the subject lot is provided off of Santa Paula Avenue.

5.3 Description

The proposed project is the design review to allow for conversion of a portion of the dwelling, currently used as an office, to a 445 sq. ft. (gross) garage. The project also includes the design review of a second story addition, 782 sq. ft. (gross) in size. Landscaping improvements are proposed as well. No grading would be required and no trees would be removed. The parcel would continue to be served by the Goleta Water District, Goleta Sanitary District and the County Fire Department. Access would be provided off of Santa Paula Avenue. The property is a 0.170-acre parcel, zoned 7-R-1 and shown as Assessor's Parcel Number 065-371-002, located at 155 Santa Paula Avenue in the Goleta Area, Second Supervisorial District.

5.4 Background

The project was reviewed by the South County Board of Architectural Review (SBAR) at a conceptual level on February 21, 2014, March 21, 2014, April 4, 2014 and April 18, 2014. On June 6, 2014, the project returned for preliminary review and SBAR denied the design of the project.

The project received initial conceptual review on February 21, 2014. At that point, the project included locating the second story addition solely over the garage. Accordingly, during initial conceptual review, SBAR commented that the project was side loaded and did not adhere to the Eastern Goleta Valley Design Guidelines. SBAR further commented that the bulk and scale of the project, as well as building height, were unacceptable. SBAR directed the applicant to redesign the project and requested that the project return for further conceptual review (see SBAR Minutes, Attachment D).

On March 21, 2014, the project, with the second story addition located solely over the garage, returned for further conceptual review. SBAR commented that, while the project could be acceptable with further refinement of the design, the scale of the addition with respect to the street frontage of the lot was overwhelming. SBAR requested that the applicant restudy the design of the project and return for further conceptual review (see SBAR Minutes, Attachment D).

On April 4, 2014, the project, with the second story addition located solely over the garage, returned for further conceptual review. While some SBAR members felt that, with architectural improvements, the project could be approved as designed, other SBAR members disagreed. Those members who disagreed found that the addition did not conform to the Eastern Goleta Valley Design Guidelines due to the side loaded nature of its design. Moreover, SBAR members commented that the project's massing made it a detriment to the streetscape. Upon further deliberation, SBAR commented that the project, as designed, would not improve the neighborhood. SBAR then commented that the applicant should improve upon the architectural elements of the submitted design and requested that the project return for further conceptual review and preliminary approval (see SBAR Minutes, Attachment D).

On April 18, 2014, the project returned for further conceptual review and preliminary approval. The applicant provided two design options. Option 1 located the second story addition solely over the garage. Option 2 (see Attachment E-2, Project Plans) located the second story addition approximately 15 feet back from the garage eave line fronting the street, thus locating the second story addition closer

to the center point of the existing dwelling's massing. Option 2 also located a deck above the garage. SBAR commented that the second design option was preferable and stated that, upon further architectural improvement, Option 2 could be ready for preliminary approval. SBAR requested that the project return for further preliminary and final approval (see SBAR Minutes, Attachment D).

On June 6, 2014, the project returned for preliminary and final approval. The applicant provided a new design (see Attachment E-1, Project Plans), increasing the size of the second story addition by approximately 300 sq. ft. The new plans located the second story addition solely over the garage and extending back toward the rear of the property along the northern portion of the dwelling as well. SBAR commented that the previous iteration of the plans (option 2 from the April 18, 2014 review) had been abandoned. SBAR commented that the project, as designed on the latest plans, still appears side loaded, no longer stepped back from the first floor below, and did not conform with previous SBAR comments. SBAR also commented that the addition would be out of scale with the existing streetscape. SBAR further commented that since the applicant was unwilling to make further modifications to address SBAR's comments and concerns, preliminary approval for the project was denied. In support of its denial, SBAR commented that the project does not comply with the Eastern Goleta Valley Design Guidelines regarding second story additions, specifically the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 (see SBAR Minutes, Attachment D).

6.0 PROJECT ANALYSIS

6.1 Appeal Issues and Staff Responses

The appellants contend that the decision of the SBAR to deny the design of the project was inconsistent with the County's Zoning Ordinance, was an abuse of discretion, was not supported by the evidence presented, and was the result of the lack of a fair and impartial hearing.

The appellants' appeal issues have been summarized below and are followed by staff's response. The appellant's statement of appeal is included as Attachment C.

Issue #1: Consistency with Zoning Ordinance and Applicable Law

The appellants contend that SBAR has not cited any ordinance or other applicable law as being violated by the proposed project.

Staff Response: As discussed in Section 4.0 of this staff report, the project fails to adhere to Second Story Guidelines 4.6 and 4.7 of the Eastern Goleta Valley Design Guidelines. The LUDC (which is adopted by the Board of Supervisors) stipulates in Section 35.82.070.F.3, that in making required finding for approval 35.82.070.F.1.(i), the SBAR is to consider the Eastern Goleta Valley Design Guidelines as additional design standards that a project must be consistent with.

The Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 state, respectively, that second story development should: *set the highest point of the second story back from the property lines and to the center of the first story and avoid locating the second story only over the garage or any one portion of the dwelling.*

The project proposes to construct a second story addition solely over the northern portion of the existing dwelling and primarily over the garage (See Attachment E-1, Project Plans). Moreover, the high point (in this case, ridgeline) of the second story addition would not be set back toward the center of the first story; in fact, the ridgeline of the second story addition would be located no closer to the center of the dwelling than the ridgeline of the existing office room over which it would be placed (see Attachment E-1, Project Plans).

The language and 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 (see Attachment F, Eastern Goleta Valley Design Guidelines, Second Story Guidelines 4.6 and 4.7). As can be seen in eastern and southern elevations of the submitted plans (see Attachment E-1, Project Plans), the proposed project would result in the type of unbalanced (or "sideloaded") second story development that the Eastern Goleta Valley Design Guidelines' Second Story Guidelines seek to avoid.

Section 35.82.070.F.1.i and 35.82.070.F.3 of the LUDC state that an application for design review shall be approved or conditionally approved only if SBAR can make the finding that the proposed development is consistent with additional design standards adopted for a community, in this case the Eastern Goleta Valley Design Guidelines. Therefore, as the project conflicts with the Eastern Goleta Valley Design Guidelines, the necessary findings for design approval cannot be made. Ultimately, your Commission has the discretion to determine whether the necessary findings for approval can be made.

Finally, the Eastern Goleta Valley Design Guidelines, as adopted by the Board of Supervisors, were developed as a result of Goleta Community Plan Policy VIS-GV-1, which states that *the County shall through its discretionary and design review process, ensure the maintenance and where necessary the improvement of the quality in the design and landscaping of industrial, commercial, institutional, and residential facilities.* Accordingly, the project's inconsistency with the Eastern Goleta Valley Design Guidelines constitutes an inconsistency with the Goleta Community Plan.

Issue #2: Abuse of Discretion on the Part of SBAR

The appellants contend that SBAR's decision constitutes an abuse of discretion. The appellants contend that by stating that there can be no second-story massing at the location proposed, SBAR is essentially creating its own setback requirements. The appellants assert that SBAR does not have jurisdiction to impose its own setback requirements.

Staff Response: SBAR's action to deny the design of the project is based, in part, upon the project's clear inconsistency with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6

and 4.7 (see Issue #1, above). This section does not constitute the establishment of a setback, as a setback would prohibit the construction of a second story addition. Rather, the proposed second story addition cannot be approved because the project's design and unbalanced nature conflicts with the Board of Supervisor's adopted Second Story guidelines. As such, SBAR acted appropriately and within its purview in denying the design of the project.

Issue #3: Lack of Evidence to Support Denial The appellants contend that SBAR's decision to deny the design of the project was not supported by the evidence presented. The appellants contend that the project is in compliance with the LUDC and other applicable laws. The appellants also contend that the proposed project is an approvable balance between competing guidelines in the Eastern Goleta Valley Design Guidelines.

Staff Response: As discussed in staff's response to Issue #1 above, SBAR's decision to deny the design of the project was based, in part, upon the project's inconsistency with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7. Section 35.82.070.F.1.i and 35.82.070.F.3 of the LUDC state that an application for design review shall be approved or conditionally approved only if SBAR can make the finding that the proposed development is consistent with additional design standards adopted for a community, in this case the Eastern Goleta Valley Design Guidelines. Therefore, as the project conflicts with the Eastern Goleta Valley Design Guidelines, the necessary findings for design review approval, as stipulated by the LUDC, cannot be made. The appellants' claim that the proposed project balances competing guidelines is addressed in appeal Issue #6, below. Thus, as discussed in staff's response to Issue #1 above and Issue #6 below, the project is inconsistent with the Eastern Goleta Valley Design Guidelines and the Goleta Community Plan and the necessary findings for design review approval cannot be made. Ultimately, your Commission has the discretion to determine whether the necessary findings for approval can be made.

Issue #4: Lack of Fair and Impartial SBAR Hearing

The appellants contend that there was a lack of a fair and impartial hearing. The appellants contend that SBAR was either unable or unwilling to cite ordinance or Eastern Goleta Valley Design Guidelines violations as a basis for denial. The appellants contend that at least two of the members of SBAR were "openly hostile toward the project, using their own personal sensibilities as guidelines". The appellants contend that one SBAR member attempted to prejudice the design massing by inventing the term "side loaded" - a term the appellants contend does not appear in the LUDC or Eastern Goleta Valley Design Guidelines. The appellant contends that there are very similar projects that have been approved by SBAR in the surrounding area, most notably the Martin addition, garage conversion and remodel at 5218 Calle Barquero. The appellants contend that their project received unfair and biased review considering the approval of the aforementioned project.

Staff Response: In denying the design of the project, SBAR cited the project's inconsistency with Second Story Guidelines 4.6 and 4.7 of the Eastern Goleta Valley Design Guidelines as cause for denial. The SBAR members are selected based upon their experience and are expected to rely upon their professional opinions. The phrase "side loaded" is descriptive of the design and is a well

understood phrase in the realm of design review. Moreover, throughout its review process, the SBAR voiced its concern that the project was inconsistent with the Second Story Guidelines and provided constructive criticism to the applicant in an effort to make the project become consistent with these guidelines (see Attachment D, SBAR Minutes).

It is true that numerous permits have been approved in the Goleta Community Plan area that have resulted in dwellings with unbalanced (or “sideloaded”) second story development. However, in an effort to avoid further similar residential development, the Eastern Goleta Valley Design Guidelines (including Second Story Guidelines 4.6 and 4.7) were adopted in 2006. Thus, permitted structures located in the neighborhood and similar in design to the proposed project generally predate the 2006 adoption of the Eastern Goleta Valley Design Guidelines. The Martin project, located at 5218 Calle Barquero in the Goleta area (Case No. 12LUP-00000-00342), was approved subsequent to the adoption of the Eastern Goleta Valley Design Guidelines and included a second story addition over the dwelling’s garage. However, the Martin’s second story addition was architecturally balanced by virtue of the front porch component of the project which provides a strong horizontal design element.

Moreover, SBAR’s review is conducted on a fact specific and case by case basis, thus the prior approval of other projects is not grounds for approval of the proposed project. The proposed project clearly conflicts with Second Story Guidelines 4.6 and 4.7 of the Eastern Goleta Valley Design Guidelines and, thus, the necessary findings for design review approval cannot be made. For further discussion on the project’s inconsistency with these guidelines, please see staff’s response to Issue #1, above. Ultimately, your Commission has the discretion to determine whether the necessary findings for approval can be made.

Issue #5: Consistency with the Eastern Goleta Valley Design Guidelines

The appellants contend that the Eastern Goleta Valley Design Guidelines are not ordinance or law and that a project does not need to be in strict conformance with all elements of the Eastern Goleta Valley Design Guidelines in order to be approved by SBAR. The appellants further contend that the Eastern Goleta Valley Design Guidelines contain multiple elements, which are not prioritized in terms of their importance. Thus, the appellants contend that, while the project may not be in strict conformance with the Second Story Guidelines, the project should be approved as it is consistent with other elements of the Eastern Goleta Valley Design Guidelines.

Staff Response: The Eastern Goleta Valley Design Guidelines, as adopted by the Board of Supervisors, are a part of Section 35-1 of the LUDC of Chapter 35 of the Santa Barbara County Code. Section 35.82.070.F.1.i and 35.82.070.F.3 of the LUDC state that an application for design review shall be approved or conditionally approved only if SBAR can make the finding that the proposed development is consistent with local design standards, in this case the Eastern Goleta Valley Design Guidelines. The project’s consistency with other elements of the Eastern Goleta Valley Design Guidelines does not change the project’s inconsistency with Second Story Guidelines 4.6 and 4.7. Therefore, as the project conflicts with the Eastern Goleta Valley Design Guidelines, the necessary findings for design review approval cannot be made (see staff’s response to Issue #1 above for supporting evidence). Ultimately, your Commission has the discretion to determine whether the necessary findings for approval can be made.

Issue #6: Mitigating Factors Justify the Location of the Second Story Addition

The appellants contend that the design of the addition is warranted due to several mitigating factors:

- 1) The location affords neighbors privacy, keeping maximum possible distances between the proposed addition and adjacent dwellings' living and sleeping areas;
- 2) The proposed project would provide a garage for the subject lot, thereby reestablishing off street parking and allowing for a redesign of the garage portion of the dwelling more in line with the Eastern Goleta Valley Design Guidelines.
- 3) The proposed project minimizes construction related activity, thereby minimizing the scope of the project and associated resource consumption.
- 4) The project has received support from the neighbors. Two neighbors who would be directly affected voiced their support at SBAR. Moreover, no neighbors have opposed the project.

Staff Response: Staff's has responded to the four comments of Issue #6 below:

- 1) Privacy is not entirely dependent upon the location of proposed development. As stated on page 9 of the Eastern Goleta Valley Design Guidelines, privacy between property owners can be effectively achieved by sensitively orienting windows, balconies and decks. Accordingly, the proposed addition's design remains in conflict with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7. As a result, the necessary findings for approval of the design cannot be made (see staff's response to Issue #1 above). Ultimately, your Commission has the discretion to determine whether the necessary findings for approval can be made.
- 2) The proposed conversion of a room used as a home office to a garage could occur without a second story addition to the appellants' dwelling. Accordingly, the proposed addition's design is not justified by the proposed garage and the project remains in conflict with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7. As a result, the necessary findings for approval of the design cannot be made (see staff's response to Issue #1 above). Ultimately, your Commission has the discretion to determine whether the necessary findings for approval can be made.
- 3) It is true that construction activity would be minimized by constructing the addition over the load bearing exterior walls of the garage. However, the reduction in construction activity and associated resource consumption associated with a second story addition (as opposed to ground floor development) could occur regardless of the location of the second story addition. Accordingly, the proposed project's design is not justified by a reduction in resource consumption and the project remains in conflict with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7. As a result, the necessary findings for approval of the design cannot be made (see staff's response to Issue #1 above). Ultimately, your Commission has the discretion to determine whether the necessary findings for approval can be made.

- 4) Despite positive comments from immediate neighbors, the project remains in conflict with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 and the necessary findings for approval of the design cannot be made (see staff's response to Issue #1 above). Ultimately, your Commission has the discretion to determine whether the necessary findings for approval can be made.

Issue #7: Lack of Definitive Direction to Applicants Regarding Project Feasibility

The appellants contend that there needs to be more definitive direction, from the outset, to applicants as to a project's feasibility. The appellants further contend that if a property is burdened with development restrictions (such as height limits and setbacks), the property owner should be informed of these restrictions early in the process and it is purpose of the zoning ordinance to convey this kind of information.

Staff Response: The Eastern Goleta Valley Design Guidelines and the LUDC are both available to the public via the County's website. Moreover, the SBAR, from the beginning, clearly identified the project's inconsistency with Second Story Guidelines 4.6 and 4.7 as a significant design issue that required the applicant's attention.

6.2 Environmental Review

The project denial is exempt from environmental review pursuant to Section 15270 [Projects Which are Disapproved] of the *Guidelines for Implementation of the California Environmental Quality Act*. Section 15270 statutorily exempts projects from CEQA review which a public agency rejects or disapproves. Attachment B of this staff report contains the Notice of Exemption.

6.3 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<p>Goleta Community Plan VIS-GV-1: <i>The County shall through its discretionary and design review process, ensure the maintenance and where necessary the improvement of the quality in the design and landscaping of industrial, commercial, institutional, and residential facilities.</i></p> <p>Comprehensive Plan, Land Use Element, Visual Resource Policy 3: <i>In areas designated as urban on the land use plan maps</i></p>	<p>Inconsistent: As discussed in Section 6.1 of this staff report, the project fails to adhere to Second Story Guidelines 4.6 and 4.7 of the Eastern Goleta Valley Design Guidelines. Specifically, the location of the proposed second story addition primarily over the garage; the location of the second story addition solely over the northern portion of the single story dwelling; and the failure to set back the location of the second story addition toward the center of the single story dwelling results in an unbalanced project in conflict with the aforementioned Guidelines. As stated in its introduction section (p. 1), the Eastern Goleta Valley Design Guidelines were developed as a result of Goleta Community Plan Policy VIS-GV-1.</p>

REQUIREMENT	DISCUSSION
<i>and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i>	Thus, the project fails to adhere to the quality of design required for a residential project in the Goleta area and constitutes an inconsistency with the Goleta Community Plan and Comprehensive Plan.

6.4 Zoning: Land Use and Development Code Compliance

The project would be inconsistent with Section 35.82.070.F of the LUDC (Design Review Findings for Approval). Please refer to appeal issue #1 of Section 6.1 above for supporting evidence.

The project would conform to the use, height, setback, and all other applicable standards of the County Land Use and Development Code.

6.5 Design Review

As discussed in Section 5.4 of this staff report, SBAR reviewed the project on February 21, 2014, March 21, 2014, April 4, 2014, April 18, 2014 and June 6, 2014. On June 6, 2014, SBAR denied the proposed project’s preliminary design. The SBAR minutes are provided in Attachment D.

7.0 APPEALS PROCEDURE

The action of the County Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is \$643.

ATTACHMENTS

- A. Findings
- B. Notice of Exemption
- C. Appeal Letter regarding South Board of Architectural Review Denial
- D. South Board of Architectural Review Minutes (Case No. 14BAR-00000-00030)
- E-1. Project Plans
- E-2. Project Plans - Option 2, submitted for SBAR review on April 18, 2014
- F. Eastern Goleta Valley Design Guidelines, Second Story Guidelines 4.6 and 4.7

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.

ATTACHMENT B: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Ryan Cooksey, Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County guidelines for the implementation of CEQA.

APNs: 065-371-002

Case No.: 14BAR-00000-00030 and 14APL-00000-00019

Location: The project site is located at 155 Santa Paula Avenue, in the Goleta Community Plan area of Santa Barbara County.

Project Title: Kalasky Appeal of SBAR's Denial of the Kalasky Addition and Remodel

Project Description: Denial of the appeal of the decision of the South Board of Architectural Review to deny the project design and denial of the proposed project, Case No. 14BAR-00000-00030, the Kalasky Addition and Remodel project. The property is a 0.17-acre parcel, zoned 7-R-1 and shown as Assessor's Parcel Number 065-371-002, located at 155 Santa Paula Avenue in the Goleta Area, Second Supervisorial District.

Name of Public Agency Denying Project: Santa Barbara County

Name of Person or Agency Proposing Project: Ed Kalasky and Denise Clark

Exempt Status: (Check one)

- Ministerial
 Statutory Exemption
 Categorical Exemption(s)
 Emergency Project

Cite specific CEQA and/or CEQA Guideline Section: Section 15270 [Projects Which are Disapproved]

Case No. 14APL-00000-00019
Kalasky Appeal of SBAR Denial of Case No. 14BAR-00000-00030
Kalasky Addition and Remodel
Hearing Date: December 3, 2014
Page B-2

Reasons to Support Exemption Findings: 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*. Section 15270 statutorily exempts projects from CEQA review which a public agency rejects or disapproves. The SBAR denied the project design. As a result, the project is exempt from CEQA.

Lead Agency Contact Person: Ryan Cooksey, Planner **Phone No.:** (805) 568-2046

Department/Division Representative: _____ **Date:** _____

Acceptance Date: _____

Note: A copy of this form must be posted at P&D six days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

Distribution: Case File (Ryan Cooksey, Planner)

Date Filed by County Clerk: _____



PLANNING & DEVELOPMENT
APPEAL FORM

SITE ADDRESS: 155 SANTA PAULA AVE. , SB, CA 93111

ASSESSOR PARCEL NUMBER: 065-371-002

Are there previous permits/applications? no yes numbers: _____
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers: _____

1. Appellant: - OWNER - Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

2. Owner: ED KALASKY (OR) DENISE CLARK Phone: 805-964-3070 FAX: _____

Mailing Address: 155 SANTA PAULA AVE. SB 93111 E-mail: d2bike@juno.com
Street City State Zip

3. Agent: CRAIG SHALLANBERGER Phone: 805-450-5789 FAX: _____

Mailing Address: 490 ELWOOD RIDGE RD. GUSTA 93117 E-mail: projectdesignCS@gmail.com
Street City State Zip

4. Attorney: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail _____
Street City State Zip

14APL-00000-00019

Case Supr KALASKY ADDITION AND REMODEL APPEAL
Appi 155 SANTA PAULA AVE 6/16/14
Proj
Zoni SANTA BARBARA 065-371-002

COUNTY USE ONLY

Companion Case Number: _____
Submittal Date: _____
Receipt Number: _____
Accepted for Processing _____
Comp. Plan Designation _____

COUNTY OF SANTA BARBARA APPEAL TO THE :

BOARD OF SUPERVISORS

PLANNING COMMISSION: COUNTY MONTECITO

RE: Project Title KALASKY/CLARK RESIDENCE ADDITION/REMODEL

Case No. 14BAR-00000-00030

Date of Action JUNE 6, 2014

I hereby appeal the approval approval w/conditions denial of the:

Board of Architectural Review – Which Board? SOUTH

Coastal Development Permit decision

Land Use Permit decision

Planning Commission decision – Which Commission? _____

Planning & Development Director decision

Zoning Administrator decision

Is the appellant the applicant or an aggrieved party?

Applicant

Aggrieved party – if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

Reason of grounds for the appeal – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County’s Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

- SEE ATTACHED LETTER -

Specific conditions imposed which I wish to appeal are (if applicable):

- a. _____
- b. _____
- c. _____
- d. _____

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

CRAIG SHALLANBERGER, PROJECT DESIGN, INC. [Signature] 6.14.14
Print name and sign - Firm Date

CRAIG SHALLANBERGER [Signature] 6.14.14
Print name and sign - Preparer of this form Date

ED KALASKY Ed. Kalasky [Signature] 6.14.14
Print name and sign - Applicant Date

CRAIG SHALLANBERGER [Signature] 6.14.14
Print name and sign - Agent Date

ED KALASKY Ed. Kalasky [Signature] 6.14.14
Print name and sign - Landowner Date



PROJECT DESIGN, INC.
490 ELLWOOD RIDGE ROAD
GOLETA, CA 93117
805-450-5789 / PROJECTDESIGNCS@GMAIL.COM

June 14, 2014

Santa Barbara County Planning Commission
c/o County of Santa Barbara Planning & Development
123 East Anapamu Street
Santa Barbara, CA 93101-2058
(805) 568-2000
Attn: Kimberly McCarthy, Planner

Re: 14BAR-00000-00030 Kalasky/Clark Residence Addition & Remodel
Subj: Appeal to Planning Commission of SBAR 6/6//14 Preliminary Design Denial

Dear Ms. McCarthy,

The property owners/applicant, Mr. Ed Kalasky and Ms. Denise Clark, are hereby appealing the SBAR's 6/6/14 denial of Preliminary Design Approval.

As you are aware, SBAR essentially rejected the project out-of-hand, citing a section of the Eastern Goleta Valley Design Guidelines that discourages "locating a second story addition only over the garage" (second story guidelines 4.7, pg. 24). However, we believe SBAR's decision was improper.

The decision was not consistent with the County's Zoning Ordinance – SBAR has not cited any Ordinance or other applicable law as being violated by the proposed project.

There was an abuse of discretion – SBAR's decision improperly attempts to enact *de facto* ordinance. By stating that there can be no second-story massing at the locations proposed, SBAR is essentially creating setbacks. Setbacks are set forth by elected officials via ordinance language, not by appointees performing design review tasks.

The decision was not supported by the evidence presented – The presentations made to SBAR demonstrated clearly that the project was in compliance with the Zoning Ordinance and other applicable laws. Further, the presentations showed how the project attempted to resolve inherent conflicts in the Eastern Goleta Valley Guidelines (see below).

There was a lack of a fair and impartial hearing – SBAR was either unable or unwilling to cite ordinance or EGV Guideline violations as basis for denial. At least two of the board members were openly hostile toward the project, using their own personal sensibilities as guidelines. One board member attempted to prejudice the design massing by inventing the term "side loaded" – a term we have not found to appear in any Ordinance or Guideline. He was advised that this term could only apply if the second story was only directly over the garage, but was so partial in his review that he would not relent. Additionally, there are recent examples of very similar projects that have received approval, most notably the Martin Addition, Garage Conversion, and Remodel at 5218 Calle Barquero. This project received design review and approval in September and October 2012, many years since the EGV Guidelines have been in effect and by many of the same board members as this project. There appears to be an unfair and partial review when compared to similar projects.

Indeed, the project is worthy, as a whole, and the massing is warranted for several reasons.

First, it is worth noting that guidelines are not ordinance or law; they simply provide a common reference during the planning & design process. Further, the guidelines have never been intended to be used as “pass/fail” tool, where a project not in strict conformance with ALL elements of the guidelines means the entire project is infeasible. If that were the case, very few projects would ever survive the planning process. Quite the contrary, the guidelines exist in order to consider a project in its totality.

In our case, the addition location is warranted due to several mitigating factors:

- 1) Neighbors Privacy – The location is most considerate and sensitive to adjacent neighbors’ privacy, keeping maximum possible distance from living/sleeping areas of their homes. Page 9 of the guidelines specifically encourages “mutual privacy” and limiting neighbor view impacts. The proposed massing location achieves that with the minimal impact.
- 2) Garage Restoration – While the existing garage conversion was permitted and entirely legal, the owners of the property are willing to restore a garage and re-establish off-street, covered parking as a concession and out of respect to the neighborhood and the neighbors therein. Page 35 of the guidelines notes several undesirable design factors. The existing residence unfortunately contains these undesirable features at the garage area, whereas the scope of this project would remedy this problem.
- 3) Green Building / Environmental Concerns – The proposed project creates the least impact on the existing structure, thereby minimizing the need for additional retrofit/remodel. Reducing the scope of a project is a key component of any design that purports to have Green Building concerns. Page 57 of the guidelines highlights the benefits of “reducing resource consumption”.
- 4) Neighbor Support – The project has received no opposition from the neighbors. In fact, two neighbors who would be directly affected came to SBAR specifically to speak in favor of the project.

So, clearly the design guidelines contain multiple elements, each deserving consideration. In fact, the guidelines do not prioritize one element over another. Where the proposed project might not be in strict conformance with one element, it excels in other areas.

Finally, it is worth considering that there needs to be more definitive direction to homeowners and Architects alike as to a projects’ feasibility from the outset. If a property is burdened with certain setbacks, height restrictions, or the like, the property owner needs to know this. In fact, it is the essence of the Zoning Ordinance to convey this type of information.

Thank you for your consideration and please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Craig Shallanberger', with a long horizontal line extending to the right.

Craig Shallanberger, AIA

ATTACHMENT D: SBAR MINUTES

(CASE NO. 14BAR-00000-00030)

SBAR Minutes of February 21, 2014

14BAR-00000-00030 **Kalasky/Clark Residence Addition/Remodel** **Santa Barbara**
(No Assigned Planner) *Jurisdiction: Goleta*

Request of Craig Shallenberger, agent for the owners, Edward D. Kalasky and Denise Clark, to consider Case No. 14BAR-00000-00030 for **conceptual review of a residence remodel of approximately 378 square feet and addition of approximately 483 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,838 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-371-002, located at **155 Santa Paula Avenue** in the Santa Barbara area, Second Supervisorial District.

Public speaker: William Naumann

COMMENTS:

- **Project style is acceptable however; proposed bulk and scale as well as building height are unacceptable.**
- **Project is sideloaded and does not adhere to Eastern Goleta Valley Design Guidelines. Redesign.**

Project received conceptual review only, no action was taken. Applicant was asked to return for further conceptual review.

SBAR Minutes of March 21, 2014

14BAR-00000-00030 **Kalasky/Clark Residence Addition/Remodel** **Santa Barbara**
14LUP-00000-00063 (Kimberley McCarthy, Planner) *Jurisdiction: Goleta*

Request of Craig Shallenberger, agent for the owners, Edward D. Kalasky and Denise Clark, to consider Case No. 14BAR-00000-00030 for further **conceptual review/preliminary approval of a residence remodel of approximately 378 square feet and addition of approximately 483 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,838 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-371-002, located at **155 Santa Paula Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 2/21/14)**

COMMENTS:

- **SBAR is divided over its assessment of the project. On the one hand the scale of the house and addition as it fronts the street is overwhelming; on the other hand, the design, if perfected, could be acceptable.**
- **Some architectural detail would improve the design. Develop the design further.**
- **Line up water table wood siding with base of balcony.**
- **Six foot cantilevered balcony is unacceptable; restudy.**
- **Do not use ficus tree.**

Project received further conceptual review only, no action was taken. Applicant was asked to return for further conceptual review/preliminary approval.

SBAR Minutes of April 4, 2014

14BAR-00000-00030 **Kalasky/Clark Residence Addition/Remodel** **Santa Barbara**
14LUP-00000-00063 (Kimberley McCarthy, Planner) *Jurisdiction: Goleta*

Request of Craig Shalanberger, agent for the owners, Edward D. Kalasky and Denise Clark, to consider Case No. 14BAR-00000-00030 for **further conceptual review/preliminary approval of a residence remodel of approximately 378 square feet and addition of approximately 483 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,838 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-371-002, located at **155 Santa Paula Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 2/21/14 & 3/21/14)**

COMMENTS:

- **Some members believe that the addition doesn't conform with the guidelines against side loaded architecture and that the project is a detriment to the streetscape.**
- **Other members understand that there are mitigating factors and therefore accept the design approach although architecture needs to be improved.**
- **The final consensus is to develop the architecture further and improve upon design.**
 - **Simplify architecture overall.**
 - **Give the project dignity.**
 - **Project as designed does not improve the neighborhood.**
 - **Balcony is too big: restudy.**
 - **Cantelever is too large: restudy.**
 - **Improve entire house to make addition look integral.**
 - **SBAR encourages greater creativity.**

Project received conceptual review only, no action was taken. Applicant was requested to return for further conceptual review and preliminary approval.

SBAR Minutes of April 18, 2014

14BAR-00000-00030 Kalasky/Clark Residence Addition/Remodel Santa Barbara
14LUP-00000-00063 (Kimberley McCarthy, Planner) Jurisdiction: Goleta

Request of Craig Shallenberger, agent for the owners, Edward D. Kalasky and Denise Clark, to consider Case No. 14BAR-00000-00030 for **further conceptual review/preliminary approval of a residence remodel of approximately 378 square feet and addition of approximately 483 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,838 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-371-002, located at **155 Santa Paula Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 2/21/14, 3/21/14 & 4/04/14)**

COMMENTS:

- **Applicant presented two design options. Option 1 presented recessed balcony on south elevation. Option 2 presented a deck on the east elevation on top of garage. Option 2 is preferred and comments provide direction for proceeding with option 2.**
- **Option 2 design works better in the neighborhood and improves the building visually.**
- **Consider deck railing rather than solid wall railing.**
- **Design a more aesthetic garage door.**
- **North elevation needs improvement.**
- **There are many good possibilities with this design, e.g. clustered windows or wrap around corner windows and wrap around balcony.**
- **The design needs to be further developed before it will be ready for preliminary approval.**

Project received conceptual review only, no action was taken. Applicant may return for preliminary/final approval.

SBAR Minutes of June 6, 2014

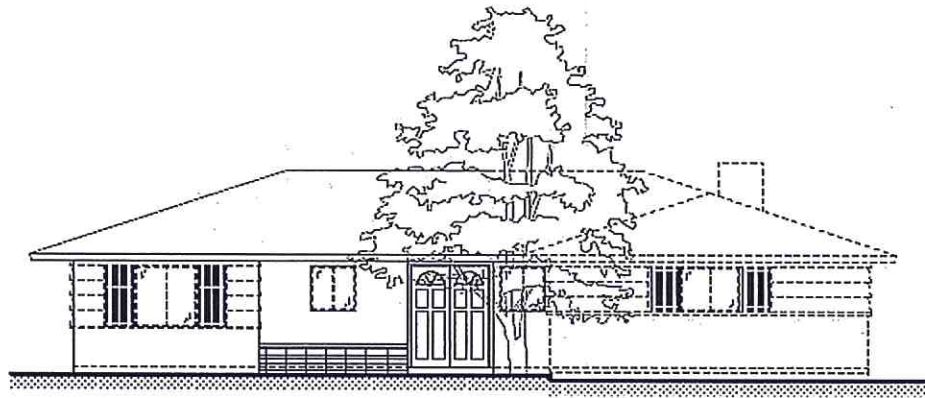
14BAR-00000-00030 **Kalasky/Clark Residence Addition/Remodel** **Santa Barbara**
14LUP-00000-00063 (Kimberley McCarthy, Planner) *Jurisdiction: Goleta*

Request of Craig Shalanberger, agent for the owners, Edward D. Kalasky and Denise Clark, to consider Case No. 14BAR-00000-00030 for **preliminary approval of a residence remodel of approximately 378 square feet and addition of approximately 483 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,838 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-371-002, located at **155 Santa Paula Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 2/21/14, 3/21/14, 4/04/14, 4/18/14 & 5/16/14)**

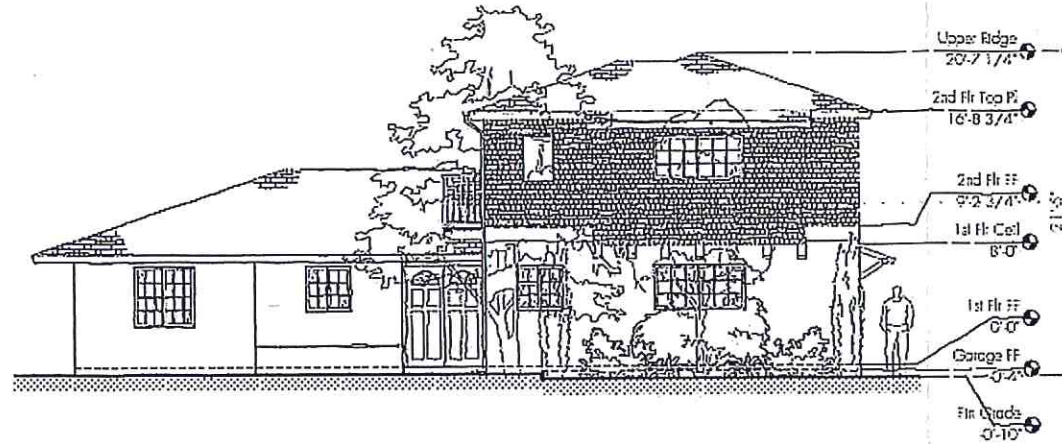
COMMENTS:

- **Project still appears side loaded and not conforming with previous SBAR requests.**
- **West elevation is problematic. It disrupts the scale of the street with the second story above the garage.**
- **SBAR previously provided favorable comments on prior alternative option, which has now been abandoned.**
- **Second story does not step back from the first floor below.**
- **Since applicant is unwilling to make further modifications to address SBAR's comments and concerns, preliminary approval is denied.**
- **Project does not comply with Eastern Goleta Valley Design Guidelines regarding Second Story Guidelines 4.6 and 4.7:**
 - 4.6: *Set the highest point of the second story back from the property lines and to the center of the first story.***
 - 4.7: *Avoid locating the second story only over the garage or any one portion of the dwelling.***

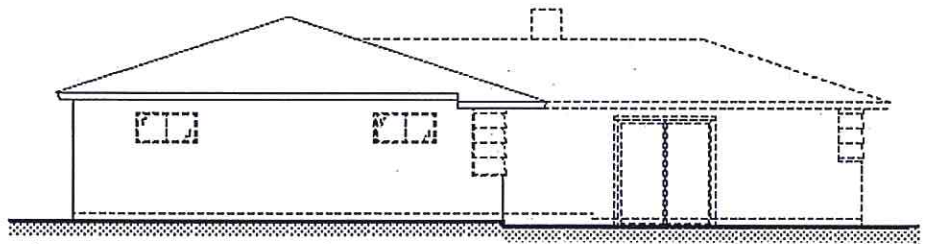
ACTION: Chappell moved, seconded by Vrtiak and carried by a vote of 7 to 0 to deny approval of 14BAR-00000-00030.



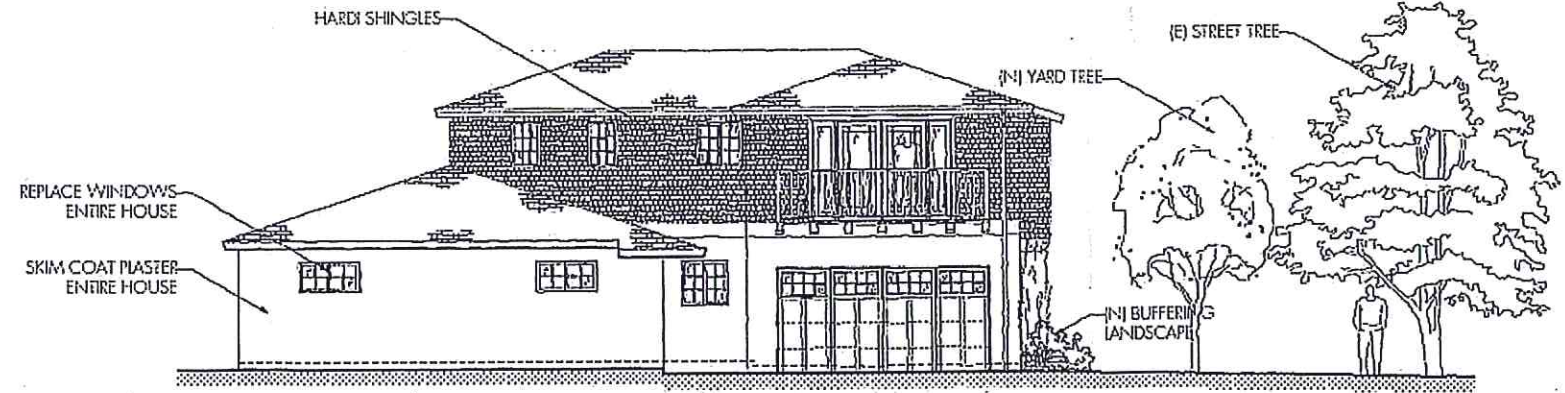
East Elevation Existing/Demo
Scale: 1/8" = 1'-0"



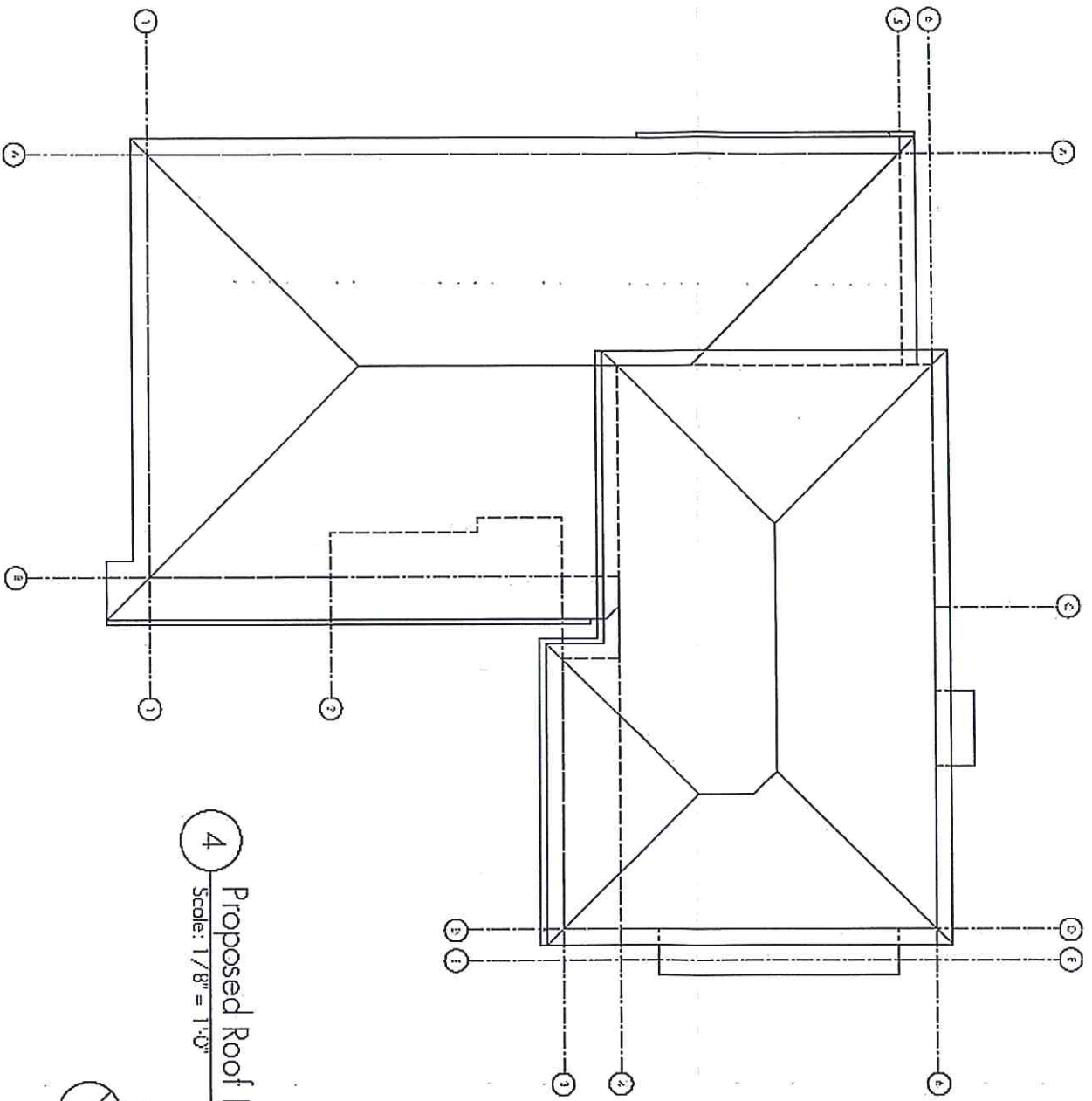
East Elevation (Street) Proposed
Scale: 1/8" = 1'-0"



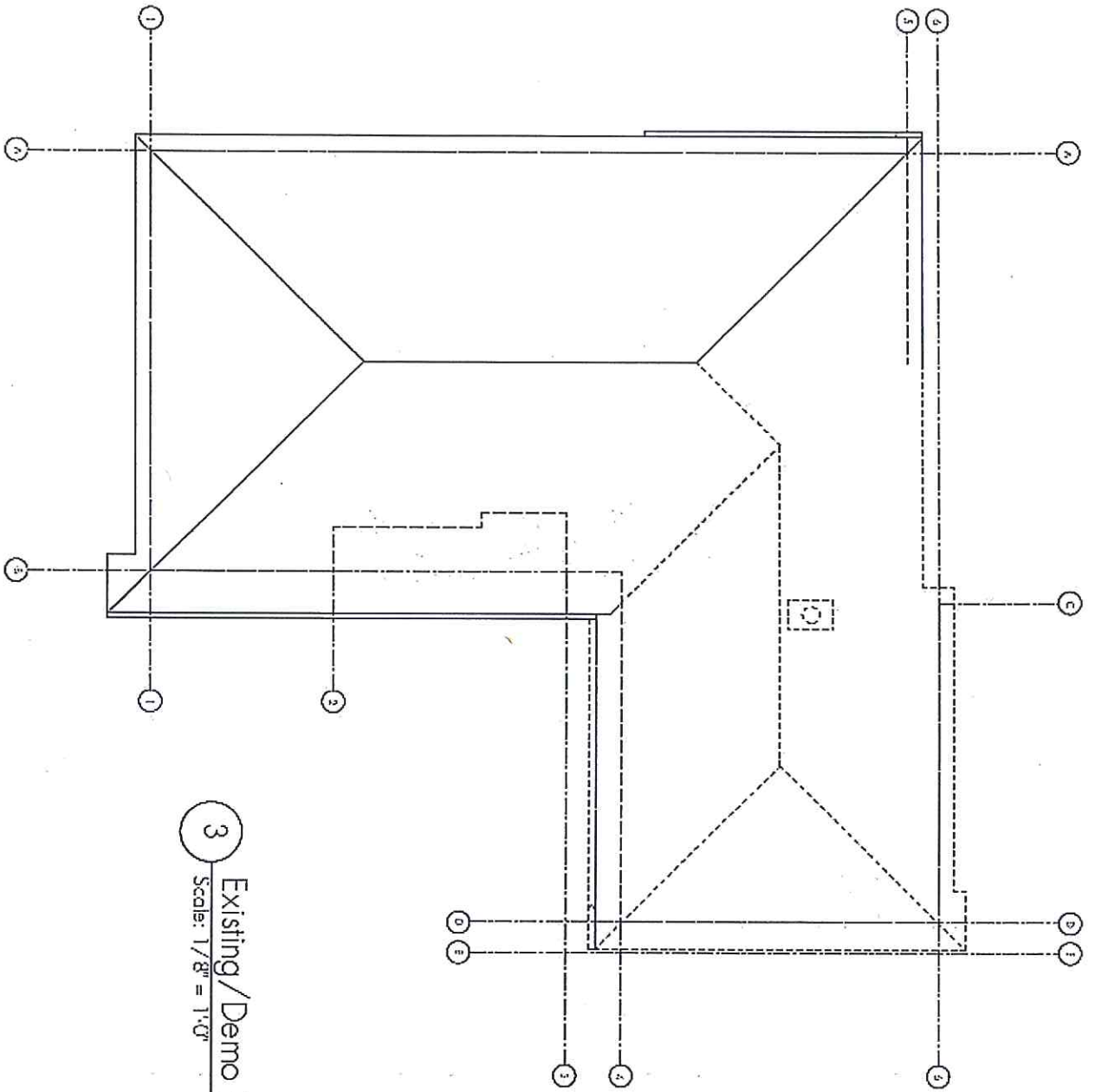
South Elevation Existing/Demo
Scale: 1/8" = 1'-0"



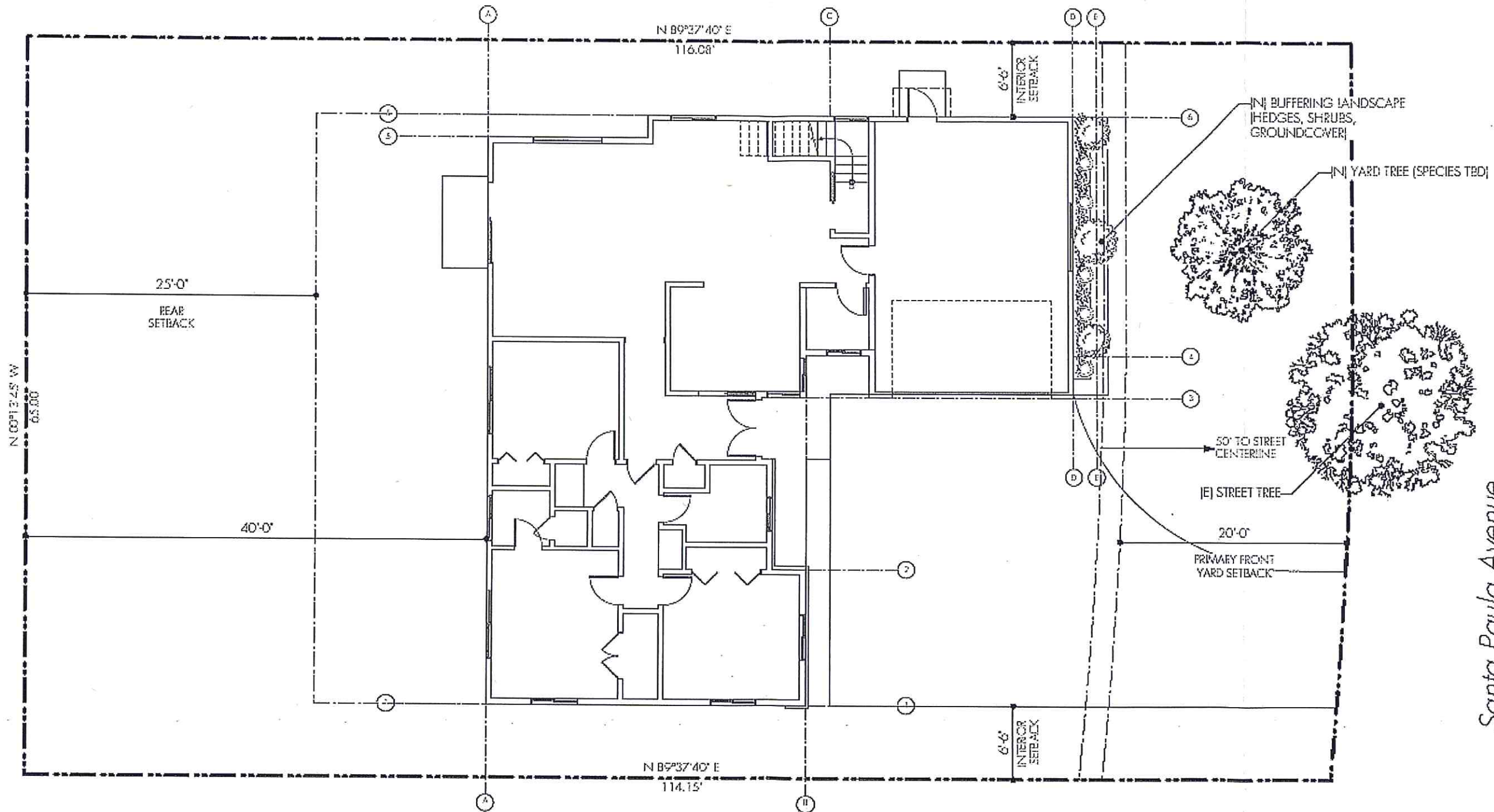
South Elevation Proposed
Scale: 1/8" = 1'-0"



4 Proposed Roof Plan
Scale: 1/8" = 1'-0"

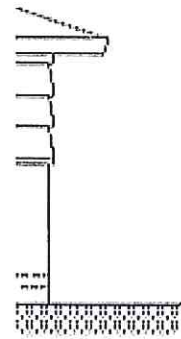


3 Existing/Demo Roof Plan
Scale: 1/8" = 1'-0"



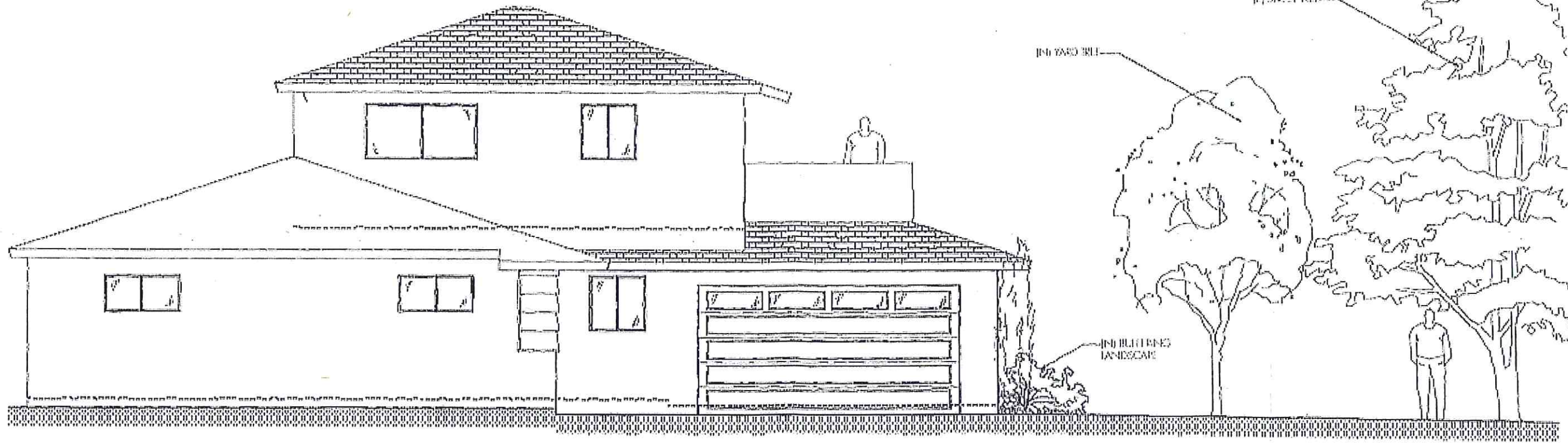
1 Site Plan
Scale: 1/8" = 1'-0"



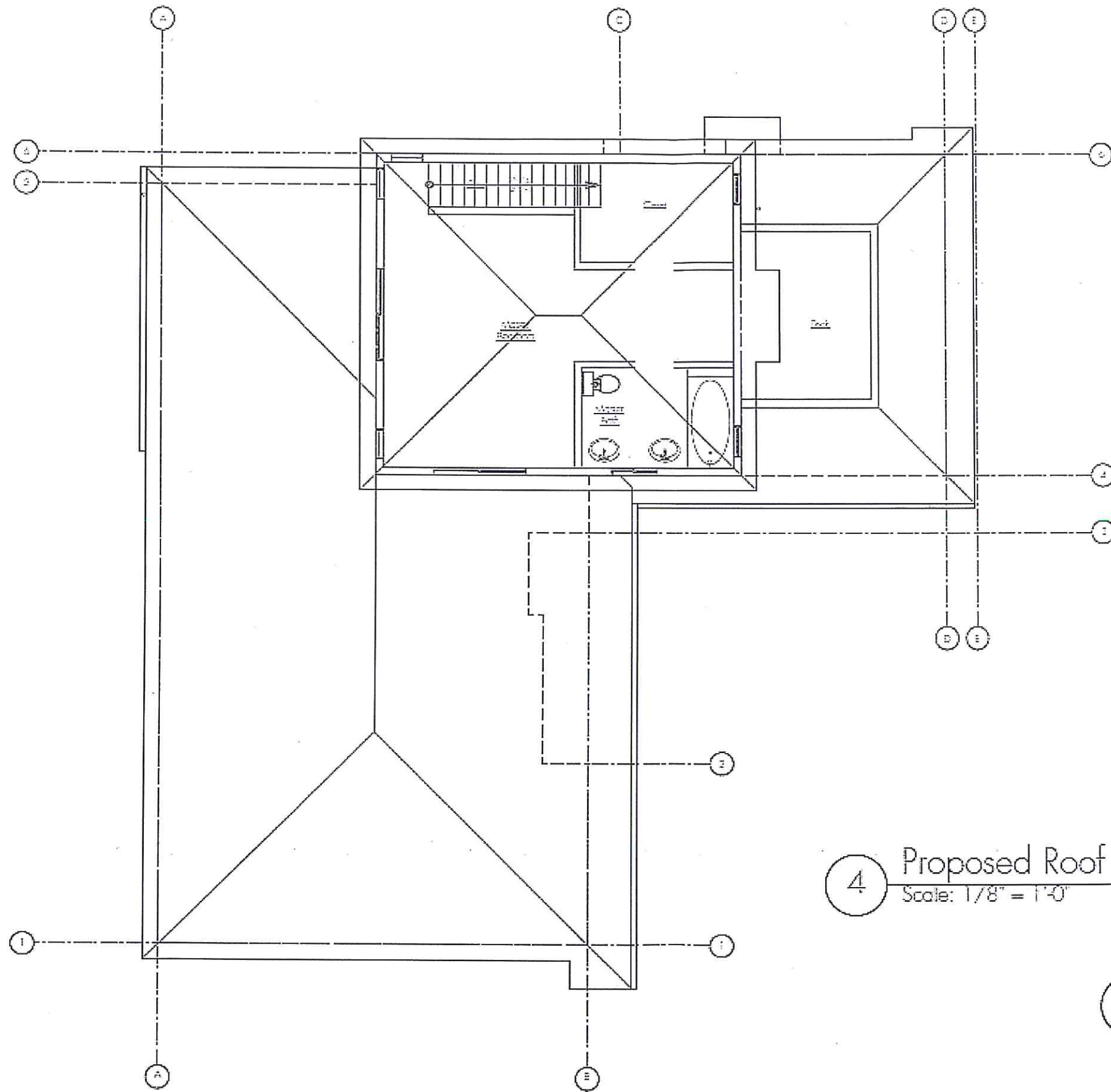


10

East Elevation (Street) Proposed
Scale: 1/4" = 1'-0"



South Elevation Proposed
Scale: 1/4" = 1'-0"



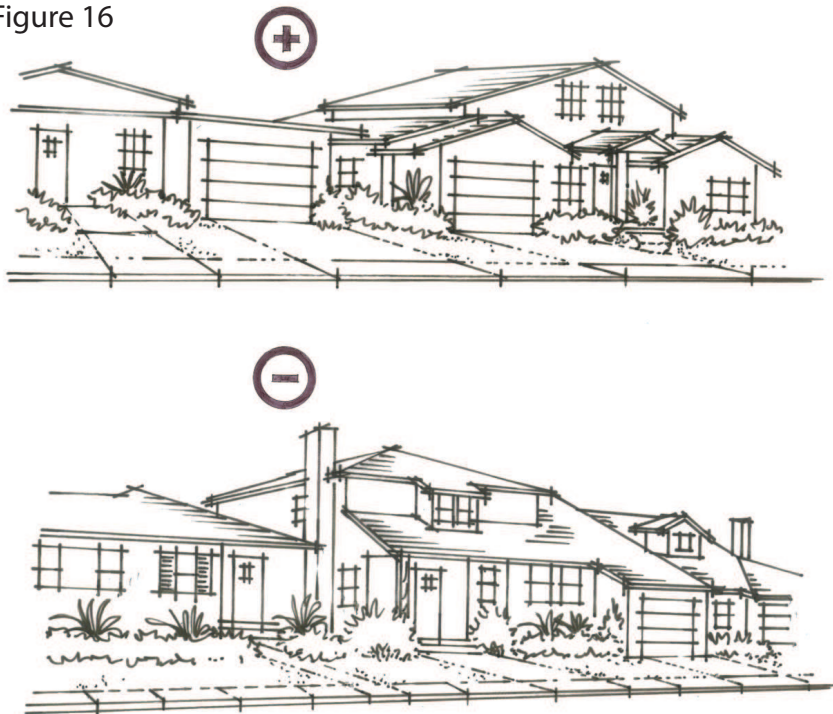
4 Proposed Roof Plan
 Scale: 1/8" = 1'-0"



Second Stories

Single-story designs are strongly encouraged in areas where one-story homes are predominant; however, many homes built today are two story, and a common way to increase the size of existing homes is to add a second story. This presents a challenge, when the parcel being built on is surrounded primarily by one-story homes, or where a new two-story home or second-story addition has the potential to impact the privacy and views of existing homes. The following sections describe how two-story homes and second-story additions can be designed to be compatible with, and have minimal impact on, existing one-story homes.

Figure 16



The top example has a second story addition whose architectural style is acknowledged through continuing the existing building materials, roof slope, and window design. The bottom example has an inappropriate roof form.

Second-Story Guidelines:

- 4.5 In designing a second story, consider the neighborhood context, size, bulk, and scale.
- 4.6 Set the highest point of the second story back from the property lines and to the center of the first story (Figure 16).
- 4.7 Avoid locating the second story only over the garage or any one portion of the dwelling.
- 4.8 Where new dwellings or additions are to be located between one and two-story dwellings, consider split level designs with the two-story portion of the dwelling oriented toward other two-story dwellings.