



## DESIGN REVIEW BOARD Staff Report

Agenda Item C.1

Meeting Date: October 22, 2024

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TO: Goleta Design Review Board  
FROM: Brian Hiefield, Associate Planner; (805) 961-7559  
  
SUBJECT: **210 Old Ranch Drive (APN 079-570-068)**  
**Linberg As-Built Fence and Retaining Wall**  
**24-0025-DRB; 24-0011-LUP**

### DRB ACTIONS FOR CONSIDERATION:

1. Conduct second Conceptual review and provide comments to applicant.

### PROJECT DESCRIPTION:

This is a request for a second **Conceptual** review for an as-built retaining wall and fence. The applicant proposes to permit an as-built six-foot fence on top of a two-foot retaining wall for a combined height of eight feet. The fence will include two-foot six-inch steel columns with landscaping guidewires on top of the fence. The total height, including the two-foot six-inch columns, is 10 feet six inches. The fence/wall is located along the front property line and adjacent to the driveway. The applicant has added a landscaping concept that will include passion fruit, and Marian plum planted below the fence that will be trained to grow along the fence. Landscaping along the side of the property, on the other side of the driveway from the retaining wall and fence, includes a peach tree, mulberry, plumeria, an apple tree and an orange tree.

The property is a .16-acre parcel zoned Residential Single-Unit (RS) and shown as Assessor's Parcel Number 079-570-068, located at 210 Old Ranch Drive.

### DISCUSSION

The DRB conducted the first Conceptual review of the project on September 24, 2024, where it provided comments to the applicant regarding the overall height of the as-built retaining wall and fence. The DRB suggested that the applicant consider a landscaping option to soften the appearance of the retaining wall and fence or consider relocating the fence further back.

The applicant has requested a second Conceptual review in order to present a landscaping concept to the DRB that they feel will address the board's comments.

At this point, the applicant is requesting a second Conceptual design review for the as-built retaining wall, fence, and landscaping to determine if any changes would be necessary to the existing construction for the DRB to be able to make the required findings for approval.

The project was filed by Geovanni Ordaz, designer for Correy Linberg, property owner.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

As this item is for conceptual review only, no CEQA action is needed at this time. The project will be subject to environmental analysis when it returns for Preliminary/Final review in the future.

Next steps include: (1) conducting Preliminary and Final Design Review Board Approval, including CEQA review (2) a ten-day appeal period, (3) issuance of a ministerial Land Use Permit, (4) issuance of Building Permits, (5) conducting as-built Building inspections.

### **ATTACHMENTS:**

Attachment A – Conceptual Plans (landscaping rendering added)