



Agenda Item D.1
CONCEPTUAL/PRELIMINARY REVIEW
Meeting Date: January 13, 2026

TO: Goleta Design Review Board

SUBMITTED BY: Luisa Negrete, Assistant Planner

SUBJECT: 7035 Armstrong Road (APN 073-184-026) Huong Residential Addition and Setback Modification Case No. 25-0049-DRB/25-0001-MOD

DRB ACTIONS FOR CONSIDERATION:

1. Recommend adoption to the Zoning Administrator of the Design Review and CEQA Findings provided as Attachment A if the DRB finds the proposal consistent with City standards;
2. Recommend adoption to the Zoning Administrator of the CEQA Categorical Exemption Section §15305(a) (Minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel) and §15303(b) (new construction or conversion of small structures) (Attachment B) if the DRB finds the proposal consistent with City standards; and
3. Conduct Conceptual and Preliminary review and provide a recommendation to the Zoning Administrator.

PROJECT DESCRIPTION:

This is a request for a recommendation regarding the ***Conceptual and Preliminary level Design Review*** to the Review Authority (Zoning Administrator) for a Modification to reduce the interior side setback from 10' to 6' to construct a new residential addition of 300 square feet. The applicant is proposing an addition to the rear of the residence that encroaches into the side setback along the western side of the property. The area of the addition within the required 10' interior side setback is approximately 60 square feet. The addition will align with the building footprint of the existing dwelling. The proposed project would result in a 2,525 square foot single story residence. The subject property has a Zoning and General Plan Land Use designation of Residential Planned (RP) and is located in the Inland Zone. The RP zoning district development standards include 25' front, 10' rear, and 10' interior side setbacks.

The project was filed by Erick Rojas, of EGR Designs, on behalf of Son Thanh and Tran Huong, Property Owners.

DISCUSSION

The Design Review Board's primary focus is to assess the appropriateness of the proposed addition depicted in the plans in relationship to the design review findings. Additionally, the DRB should provide feedback on whether the proposed interior setback modification is appropriate. Given the Residential Planned zoning, the proposed addition is subject to a prescribed interior setback development regulation of 10 feet. Although the addition encroaches into the interior side setback by 4 feet, the proposed addition aligns with the existing dwelling footprint and the RP district's intent for flexible and innovative design.

Furthermore, the addition has been meticulously designed to comply with all applicable Residential District development standards, including height and rear setbacks, except for one of the existing standards (interior side setback) within the RP zoning district. The proposed addition would preserve the backyard space and ensure sufficient space from neighboring properties. The proposed 278-square foot addition along the rear portion of the existing residence provides elevational variety to the neighborhood while maintaining similarity of style with the existing structure and the roof plans within the neighborhood. The addition of a 300 square foot addition would result in minimal, if any, changes to the appearance of the existing structure from the public right-of-way, as well as providing harmonious continuity with development within the vicinity. The rear addition would not change the site's layout or orientation. The location of the addition would not affect privacy of neighbors as it is the same distance from the southern property line as the existing structure. The placement of the addition would not affect private views or solar access. Additionally, the addition and the resulting floor plan is likely very similar to other additions that have occurred within the vicinity of the property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Zoning Administrator will make the CEQA determination as the proposed project includes a request for a Modification. As such, the following discussion is provided in the Draft NOE attached for informational purposes.

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA and a Notice of Exemption is proposed. The City of Goleta is acting as the Lead Agency for this project.

The project has been found to be exempt from CEQA pursuant to CEQA Guidelines §15305(a) (Minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel) and §15303(b) (New construction or conversion of small structures).

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where

the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The addition will be added on the existing residence and therefore no new construction will occur that would impact an environmental resource. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts, and the proposal is limited to the residential addition. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the proposed addition is to an existing residence is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves the construction of an addition on an existing residence.

NEXT STEPS

After the DRB provides a recommendation to the Zoning Administrator, the next steps include: (1) A hearing before the Zoning Administrator who will act upon the requested setback Modification, the Land Use Permit and the Preliminary Design approval, followed by a 10-day appeal period of the decision; (2) Final Review by the DRB after the appeal period on the Zoning Administrator's action; (3) Building Plan Check, Permit Issuance, and Construction.

If the Zoning Administrator's action is appealed and the appeal is upheld, DRB's Preliminary Review action will be rescinded and the DRB process will start over.

APPEALS:

The DRB's recommendation to the Zoning Administrator regarding Preliminary Design Review Approval cannot be appealed. The Zoning Administrator's decision regarding Preliminary Design Review, Modification, and Land Use Permit may be appealed by an applicant or an aggrieved party pursuant to Goleta Municipal Code Section 17.52.120 as part of an appeal of the Review Authority's action on the entire project. Appeals must be filed, and associated fees must be paid, within 10 calendar days of the appealable decision.

ATTACHMENTS:

Attachment A – Findings

Attachment B – CEQA Notice of Exemption

Attachment C – Project Plans

ATTACHMENT A

FINDINGS

Attachment A
Design Review Findings for Modification
California Environmental Quality Finding
Huong Residential Addition and Setback Modification
7035 Armstrong Road
Case Nos. 25-0049-DRB/25-0001-MOD

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

The development is compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood. The addition is located in the rear yard and will not be visible to the street. While the addition is proposed to encroach into the western interior side setback, it aligns with the placement of the existing house and therefore will not be at odds with site layout. Further, the designed residential planned (RP) zoning is intended to provide flexibility and encourage innovation and diversity in design of residential developments by allowing a wide range of housing types

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The proposed 300 square foot addition along the rear portion of the existing residence maintains the similarity of style with the existing structure and the roof plans found on the dwelling and within the neighborhood. As indicated in Finding 1 above, the proposed placement of the addition aligns with the side setback that is already observed with the existing house along the western elevation.

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The addition of a 300 square feet addition would result in minimal, if any, changes to the appearance of the existing structure from the public right-of-way, as well as providing harmonious continuity with development within the vicinity.

4. There is harmony of material, color, and composition on all sides of structures.

The proposed project changes are harmonious and offer architectural style, colors and materials that will match the existing residence.

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

No outdoor mechanical equipment is proposed.

6. The site grading is minimized, and the finished topography will be appropriate for the site.

No grading is proposed as part of the modification request.

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

No new landscaping is proposed as part of the proposed addition and no specimen trees, protected trees, and existing native vegetation will be removed as part of the project.

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

No new landscaping is proposed as part of the proposed modification.

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

No exterior lighting is proposed as part of the proposed modification.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

The property has an existing fence for added privacy. The proposed addition won't affect the privacy of neighbors or impact existing views because it's a single-story structure. Additionally, it won't obstruct solar access to other adjacent properties.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

There are no additional design standards expressly adopted by the City Council that are applicable to this project. The project is consistent with design standards, including building height, floor area, and parking. Regarding setbacks, the applicant is proposing a 6' encroachment into the interior side setback.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § §15305(a) (Minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel) and §15303(b) (new construction or conversion of small structures). The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The addition will be added on the existing residence and therefore no new construction will occur that would impact an environmental resource. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts, and the proposal is limited to a residential addition. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the proposed addition is to an existing residence is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves the construction of the addition on an existing residence.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:

Huong Residential Addition and Interior Setback Modification
Case No. 25-0049-DRB, 25-0001-MOD

Project Applicant:

Erick Rojas, of EGR Designs, on behalf of
Son Thanh and Tran Huong, Property Owners.

Project Location (Address and APN):

7035 Armstrong Road
Goleta, CA 93117
County of Santa Barbara
APN: 073-184-026

Description of Nature, Purpose and Beneficiaries of Project:

This is a request for a setback Modification, Land Use Permit, and Preliminary Design approval. The setback back modification request would reduce the interior side setback from 10' to 6' to construct a new residential addition of 300 square feet. The purpose of the addition is to provide additional living spaces for the Property Owner. The beneficiaries of the Project is the Property Owner. .

Name of Public Agency Approving the Project:

Zoning Administrator of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Erick Rojas, of EGR Designs, on behalf of Son Thanh and Tran Huong, Property Owners.

Exempt Status:

Categorical Exemption: § 15305(a) and §15303(b)

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15305(a) (Minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel) and §15303(b) (New construction or conversion of small structures). The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location, Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The addition will be added on the existing residence and therefore no new construction will occur that would impact an environmental resource. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts, and the proposal is limited to a residential addition. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the proposed addition is to an existing residence is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves the construction of the addition on an existing residence.

City of Goleta Contact Person, Telephone Number, and Email:

Signature	Title	Date
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If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?

Yes No

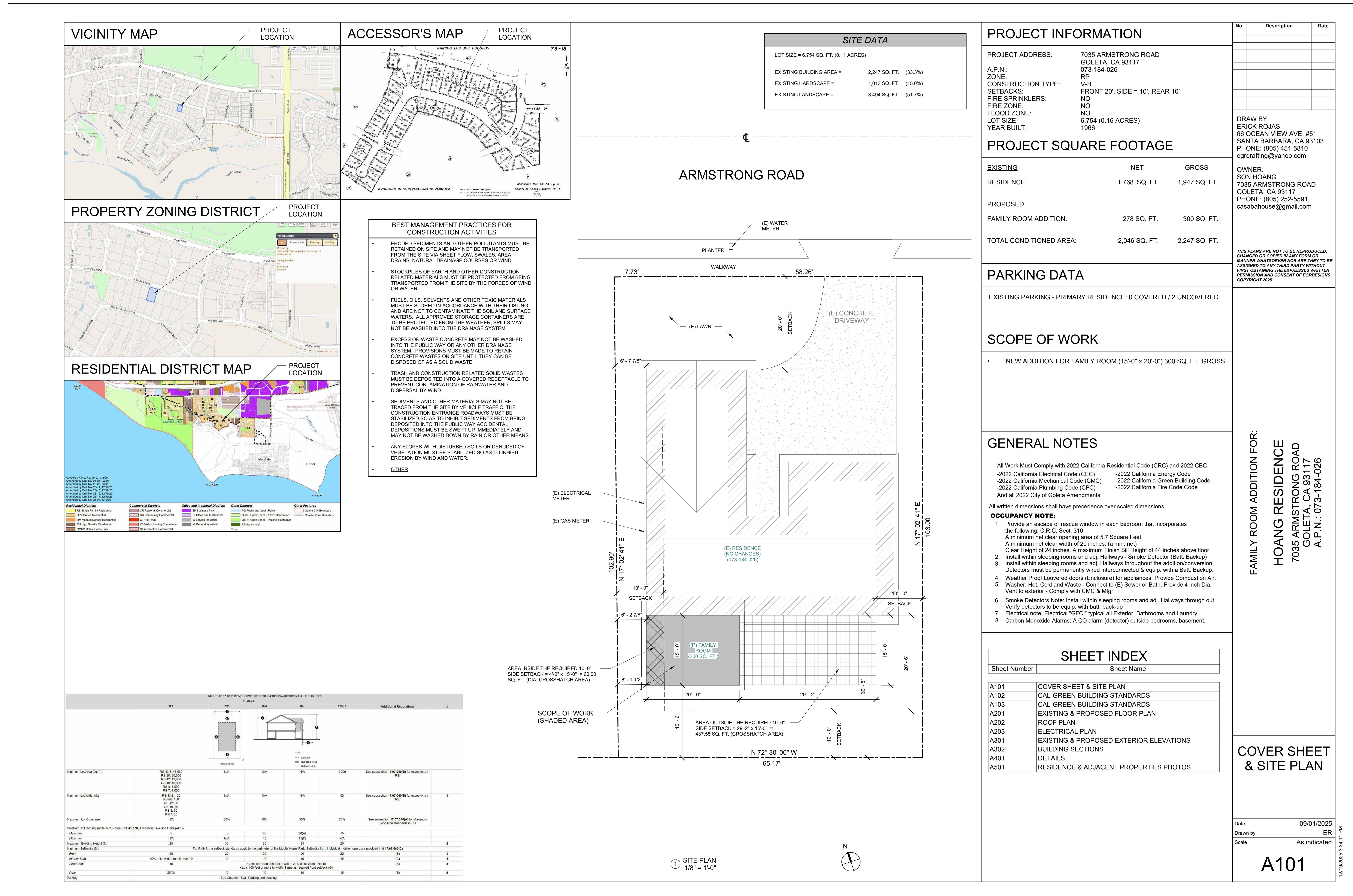
Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code

Reference: Sections 21108, 21152.1, Public Resources Code

ATTACHMENT C

PROJECT PLANS





California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y/N/A		RESPON. PARTY		Y/N/A		RESPON. PARTY		Y/N/A		RESPON. PARTY		Y/N/A		RESPON. PARTY			
CHAPTER 3	GREEN BUILDING			SECTION 301 GENERAL													
301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.	301.1.2 The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.	301.1.3 Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.	301.1.4 Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactments.		301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.						SECTION 302 MIXED OCCUPANCY BUILDINGS	302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.	302.1.1 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.			
302.1.2 SECTION 4.1 PLANNING AND DESIGN					ABBREVIATION DEFINITIONS:	HCD Department of Housing and Community Development	BSC California Building Standards Commission	DSA-SS Division of the State Architect, Structural Safety	OSHPD Office of Statewide Health Planning and Development	LR Low Rise	HR High Rise	AA Additions and Alterations	N New				
					CHAPTER 4	RESIDENTIAL MANDATORY MEASURES				SECTION 4.102 DEFINITIONS	4.102.1 DEFINITIONS	The following terms are defined in Chapter 2 (and are included here for reference)					
4.102.2 FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.					4.102.3 WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.					4.106 SITE DEVELOPMENT	4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.						
					4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.					1. Retention basins of sufficient size shall be utilized to retain storm water on the site.	2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.	3. Compliance with a lawfully enacted storm water management ordinance.					
					Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.					(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)							
					4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:					1. Swales	2. Water collection and disposal systems	3. French drains	4. Water retention gardens	5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.			
					Exception: Additions and alterations not altering the drainage path.					4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.							
					Exceptions:	1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:	1. Where there is no local utility power supply or the local utility is unable to supply adequate power.	2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.	2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.								
					4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.				Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.		4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".						
					4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.	4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.	4.106.4.2.2 Electric Vehicle Ready Space Signage. Electric ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).	4.106.4.2.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.	Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.							
					4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).	4.106.4.2.6 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.	Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	4.106.4.2.7 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.	4.106.4.2.8 Electric vehicle ready space signage. Electric ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).								
					4.106.4.2.9 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of												

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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FAMILY ROOM ADDITION FOR:
HOANG RESIDENCE
7035 ARMSTRONG ROAD
GOLETA, CA 93117
A.P.N.: 073-184-026

CAL-GREEN BUILDING STANDARDS

Date	09/01/2023
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12/19/2025 3:34:12 PM



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y

N/A

RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. **PRODUCT-WEIGHTED MIR (PMMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PMMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

Note: PMMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 9408(a).

4.503 FIREPLACES. Gas or oil-fueled gas fireplaces shall be a direct-vent sealed combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL. **4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during work on the construction site and until final start of operation, covering and sealing of all ducts and other related air distribution component openings shall be covered with tape, plastic sheet metal or other materials acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulk used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulk shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylchloro chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Adhesives, sealants and caulk, in unit sizes of adhesives and sealant or caulking compounds in units of product, or packages, which do not weigh more than 1 pound, and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limits for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on a gloss as defined in subsections 4.2.1, 4.3.6, and 4.3.7 of the 2007 California Air Resources Board Architectural Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for VOC in Section 94521(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Y

N/A

RESPON. PARTY

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS₃

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ₄	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACCS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS₁

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ₂	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

Y

N/A

RESPON. PARTY

TABLE 4.504.5 - FORMALDEHYDE LIMITS₁

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
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2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public or private training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCO]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a state or local energy consulting or verification organization, such as HERS raters, building performance contractors, or home energy auditors.
3. Successful completion of a third party apprenticeship training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

NOTES:

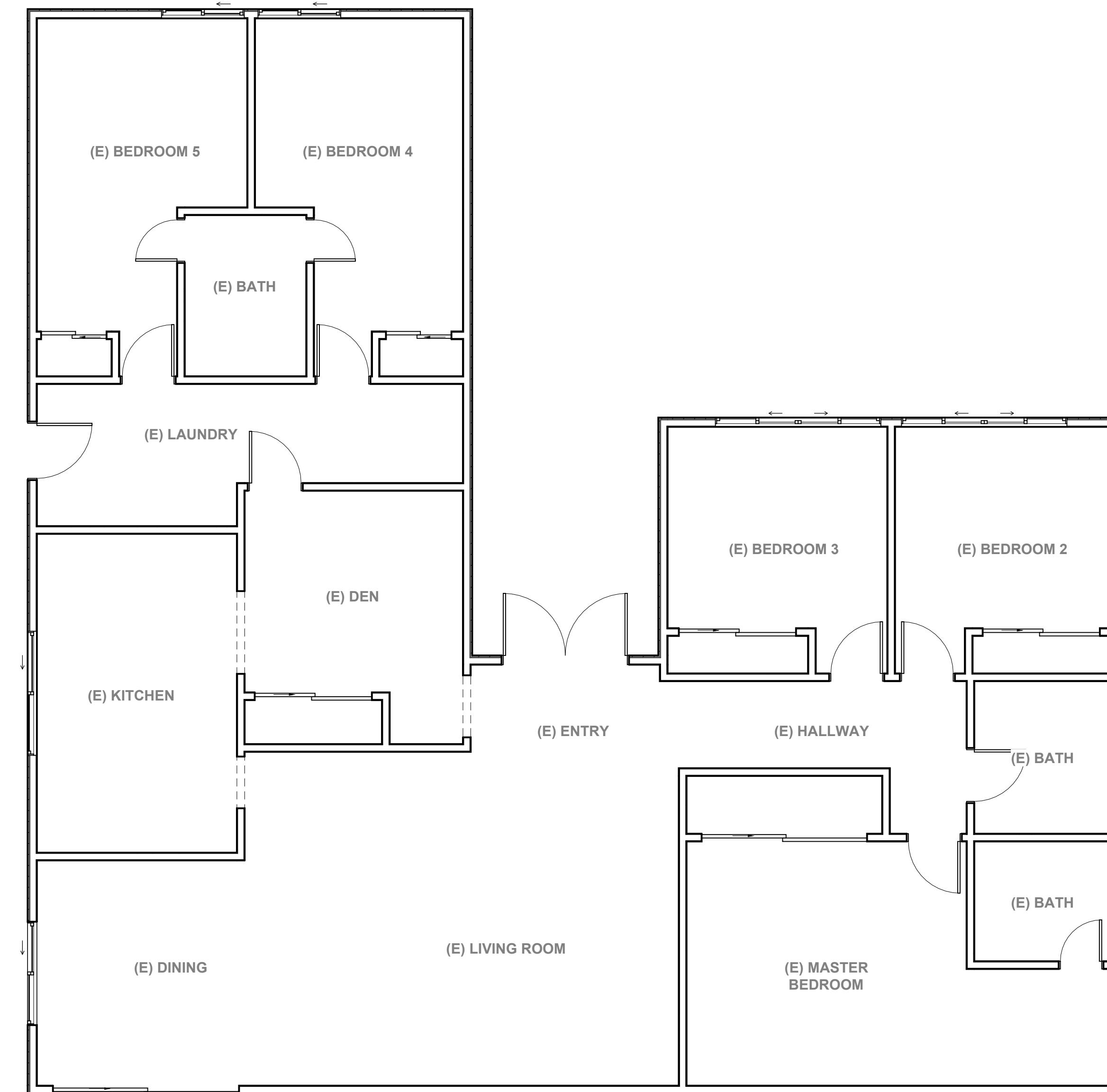
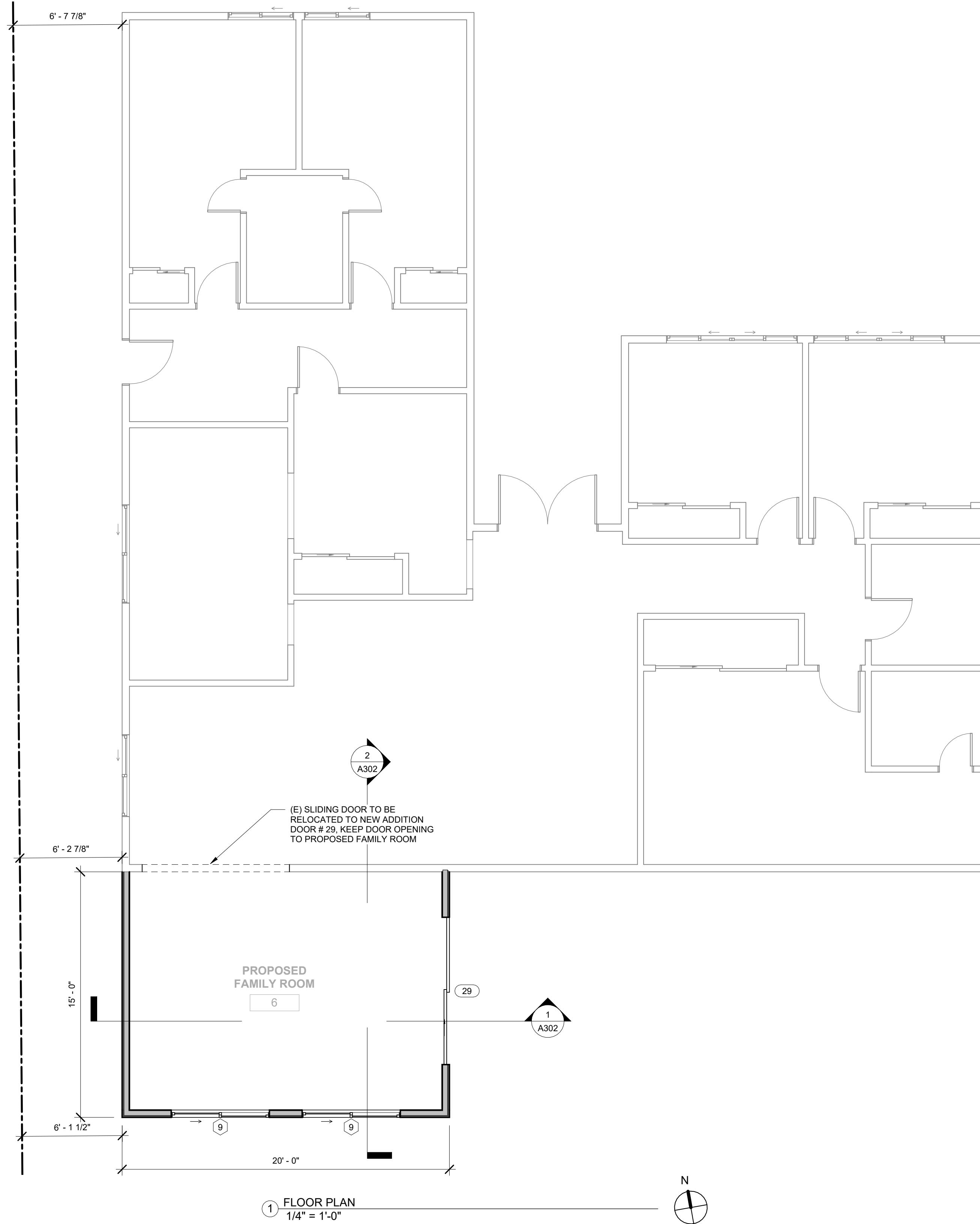
- 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

(BSC) When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

DOOR SCHEDULE							
Mark	Phase Created	Phase Demolished	Family and Type	Count	Rough Height	Rough Width	
29	New Construction	None	Door-Double-Sliding: 9'-0" x 7'-0"	1			
45	New Construction	None	Door-Opening: 9x7	1	7' - 0"	9' - 0"	

WINDOW SCHEDULE							
Type Mark	Phase Created	Phase Demolished	Family and Type	Count	Rough Height	Rough Width	Sill Height
9	New Construction	None	Window-Sliding-Double: 72" x 48"	1	4' - 0 1/2"	6' - 0 1/2"	3' - 0"
9	New Construction	None	Window-Sliding-Double: 72" x 48"	1	4' - 0 1/2"	6' - 0 1/2"	3' - 0"

NOTE:
The NFRC thermal performance labels shall remain on the windows and/or doors until final inspection.



**FAMILY ROOM ADDITION FOR:
HOANG RESIDENCE
7035 ARMSTRONG ROAD
GOLETA, CA 93117
A.P.N.: 073-184-026**

EXISTING & PROPOSED FLOOR PLAN

Date	09/01/2025
Drawn by	ER
Scale	1/4" = 1'-0"

100

KEY NOTES

OF SHINGLES TO REMAIN
INSULATION AT (P) FAMILY ROOM
G (SMOOTH ASPHALT) WITH
TOP AS DECORATIVE ACCENT.
GUTTER WITH NEW DOWNSPOUT

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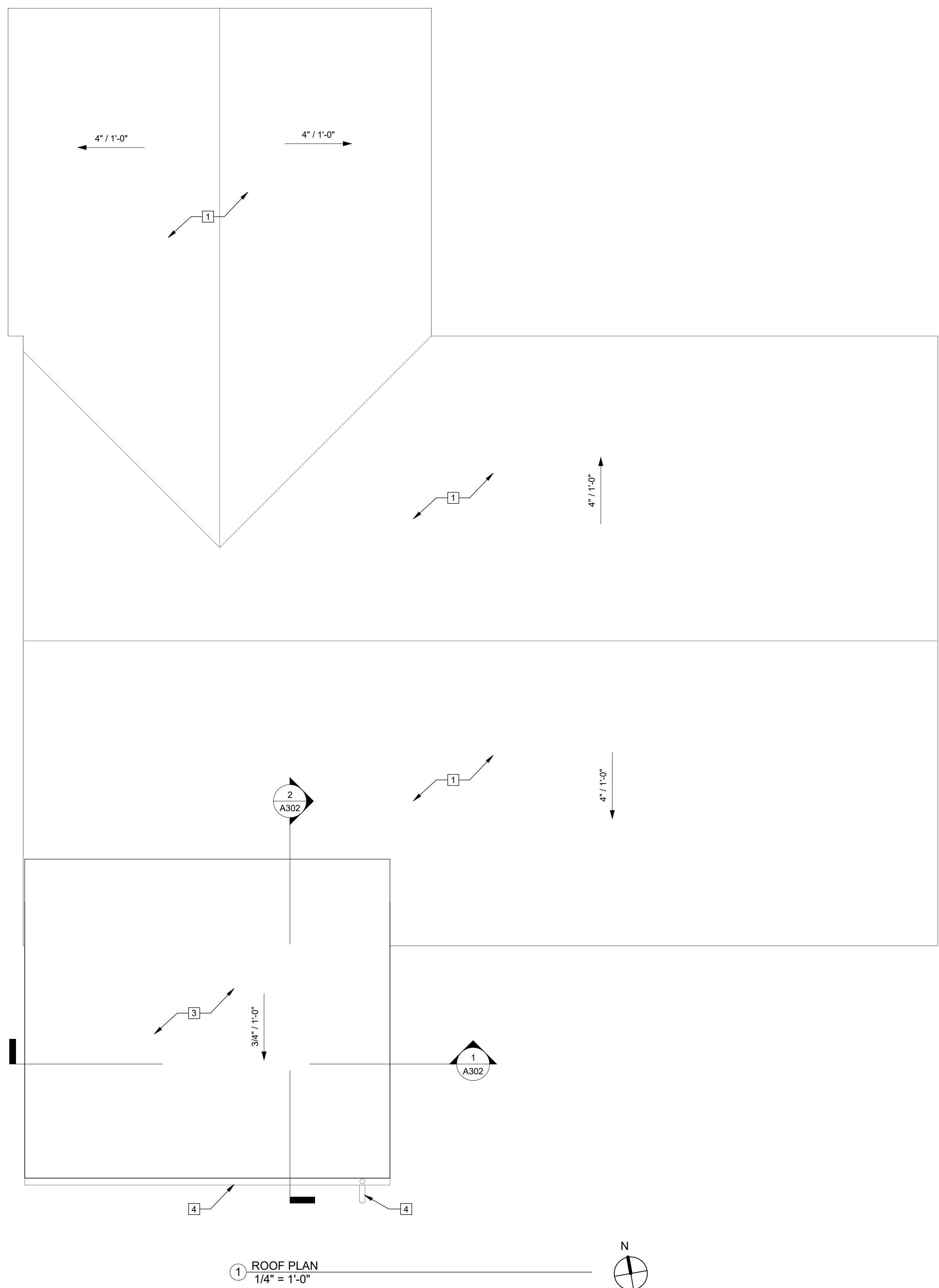
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7035 ARMSTRONG ROAD
GOLETA, CA 93117
A.P.N.: 073-184-026**

ROOF PLAN

Date	09/01/2025
Drawn by	ER
Scale	1/4" = 1'-0"

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GENERATION LIGHTING

8837401EN3-15: Extra Large One Light Outdoor Wall Lantern



ENERGYZE

OUTDOOR

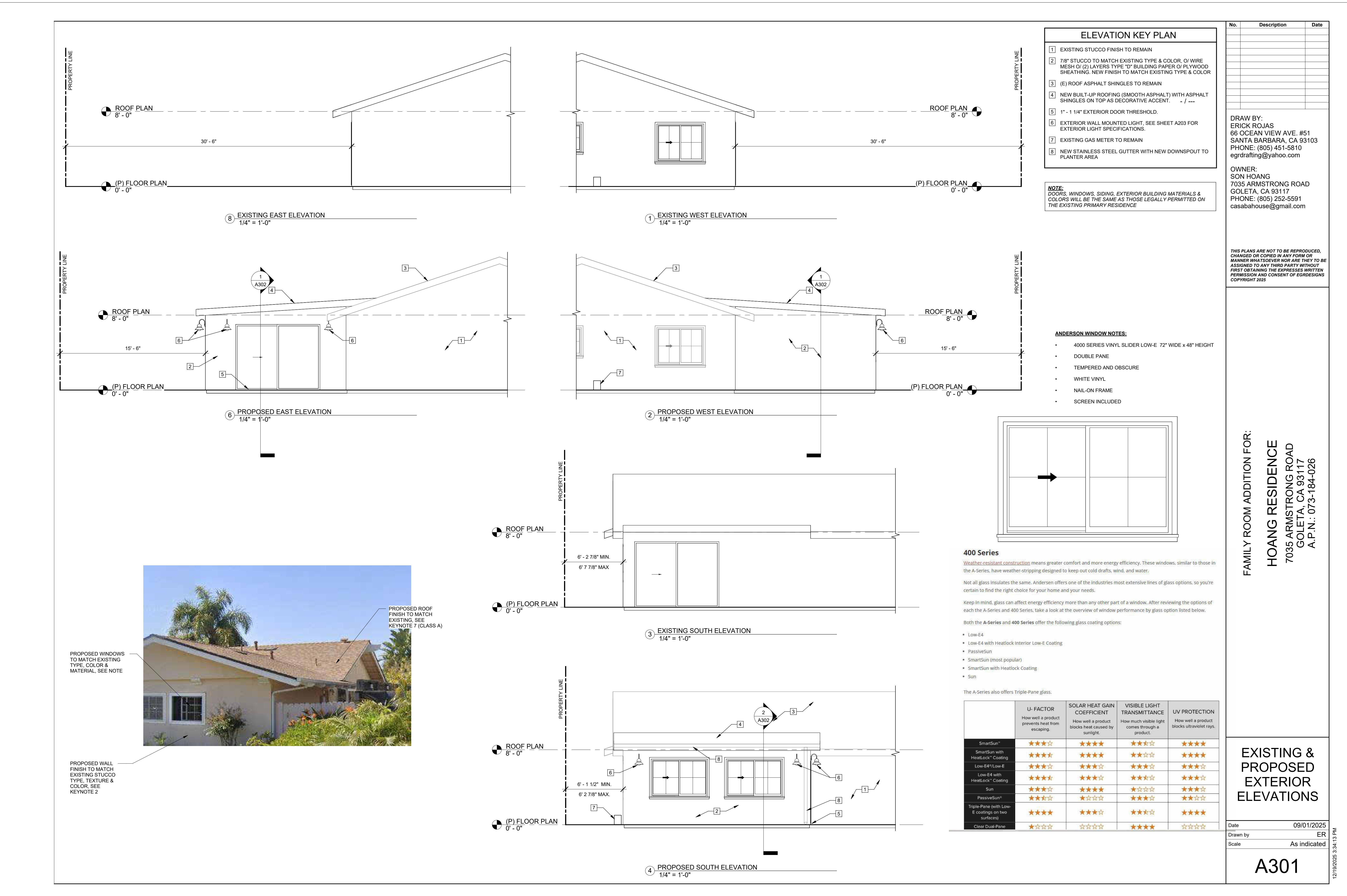
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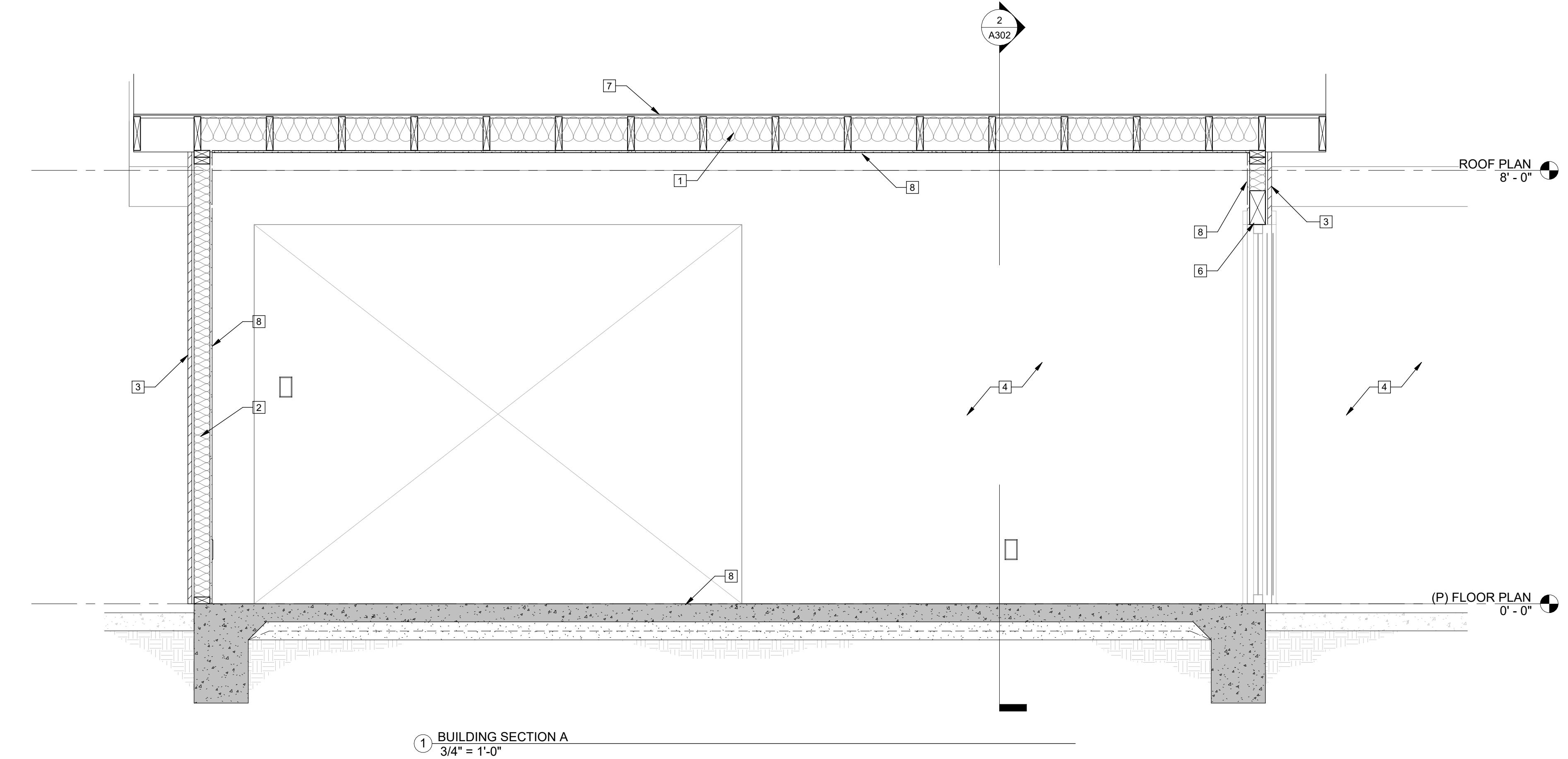
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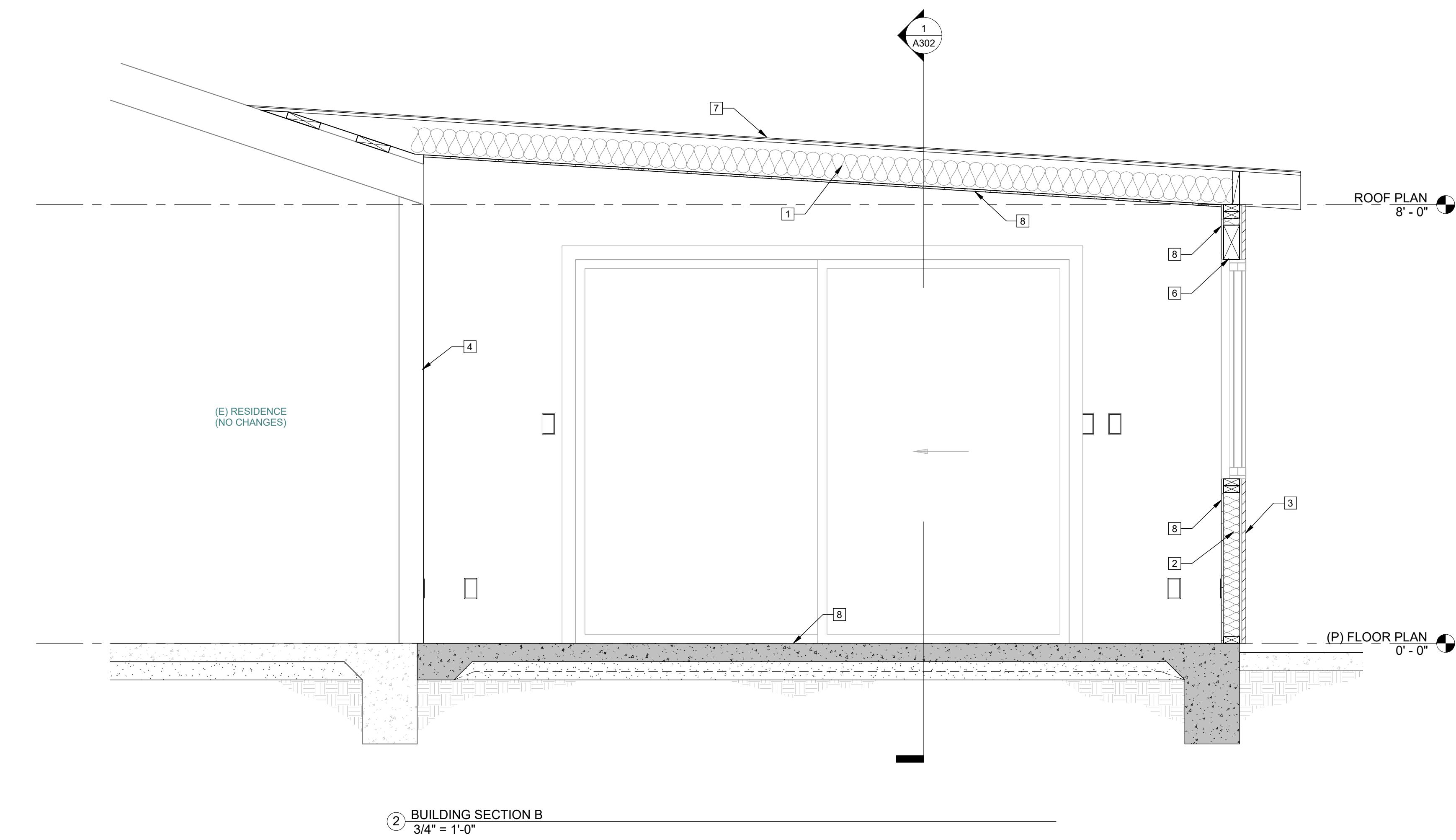
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1 BUILDING SECTION A
3/4" = 1'-0"



2 BUILDING SECTION B
3/4" = 1'-0"

BUILDING SECTIONS

09/01/2025	
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	As indicated
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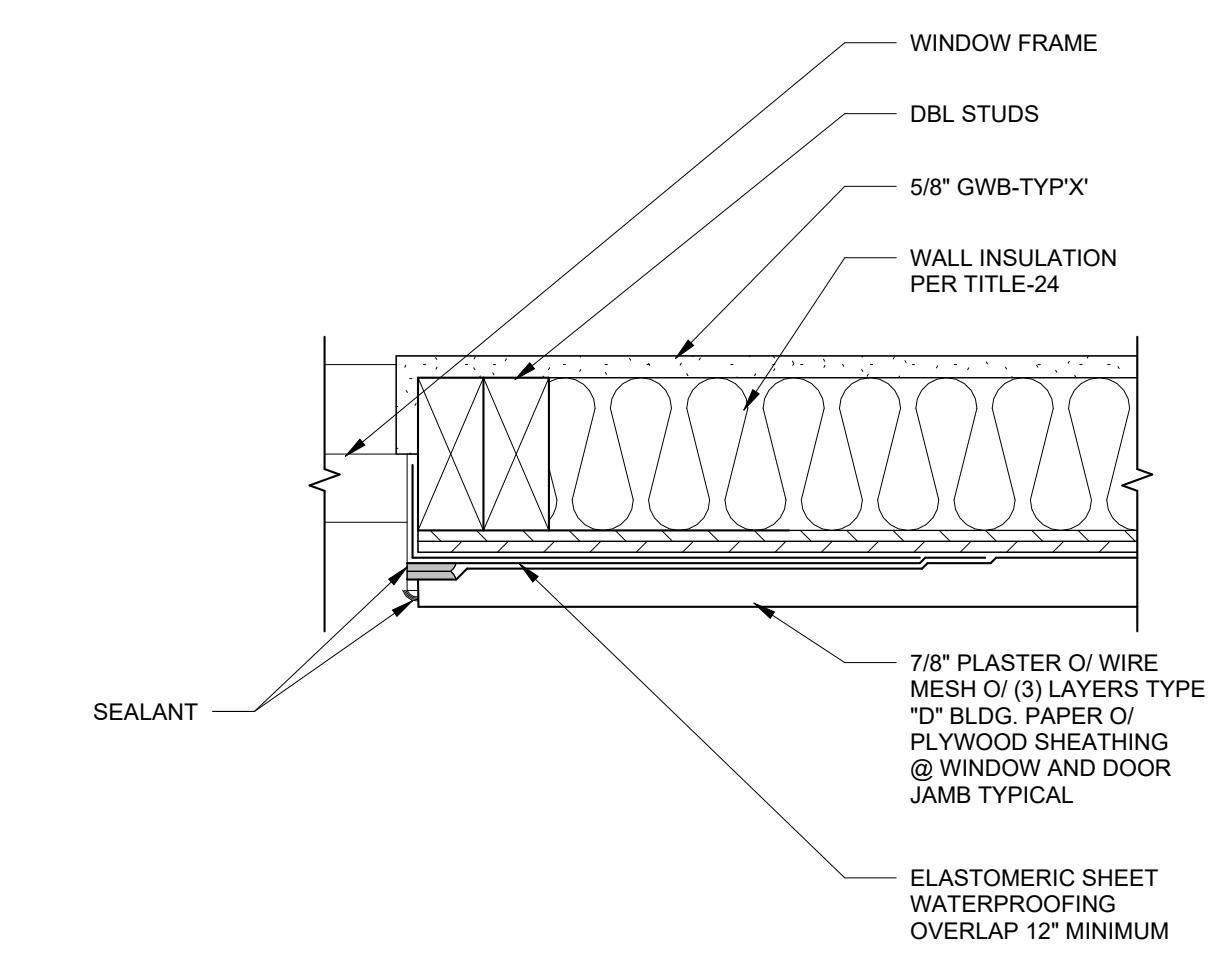
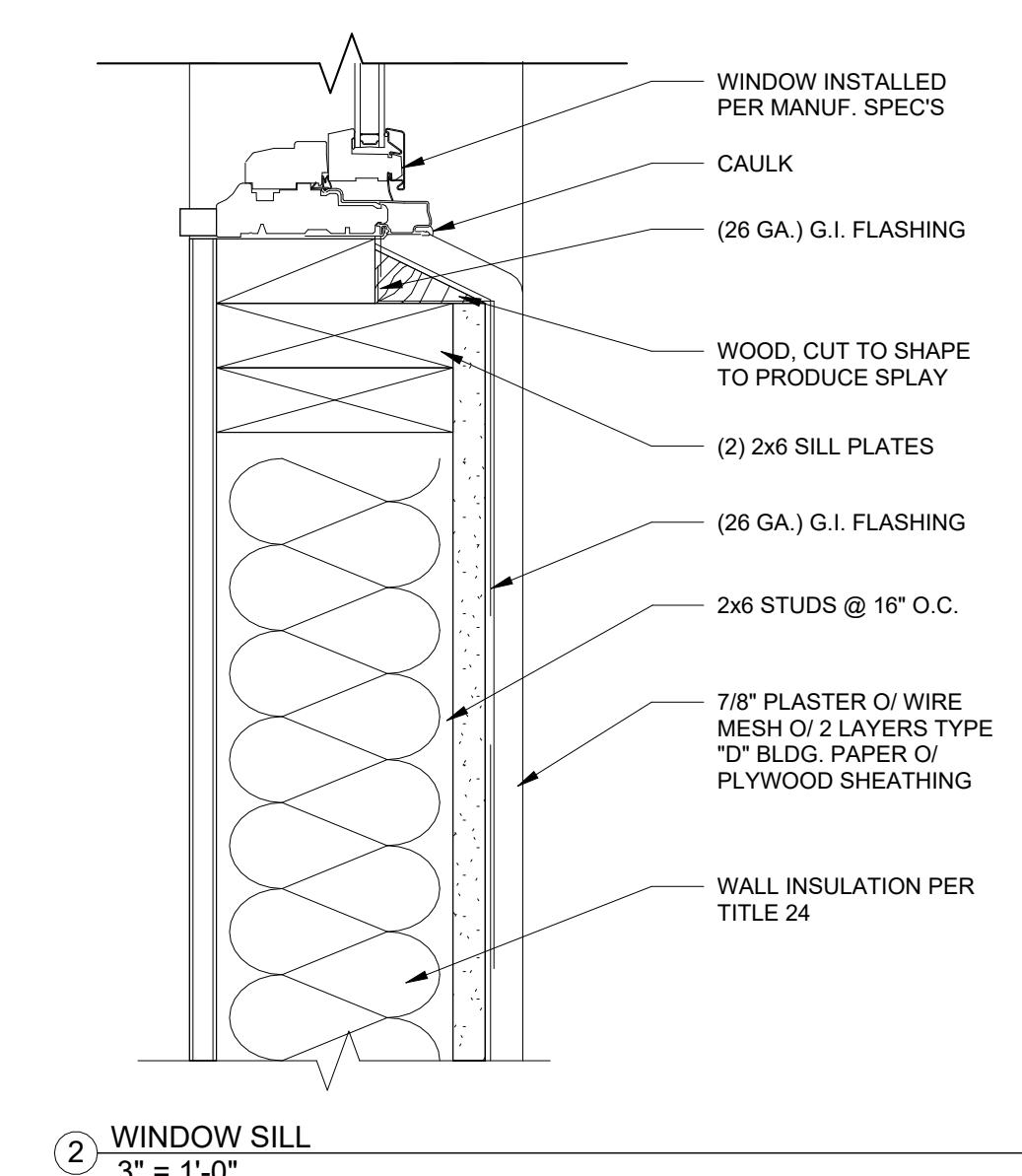
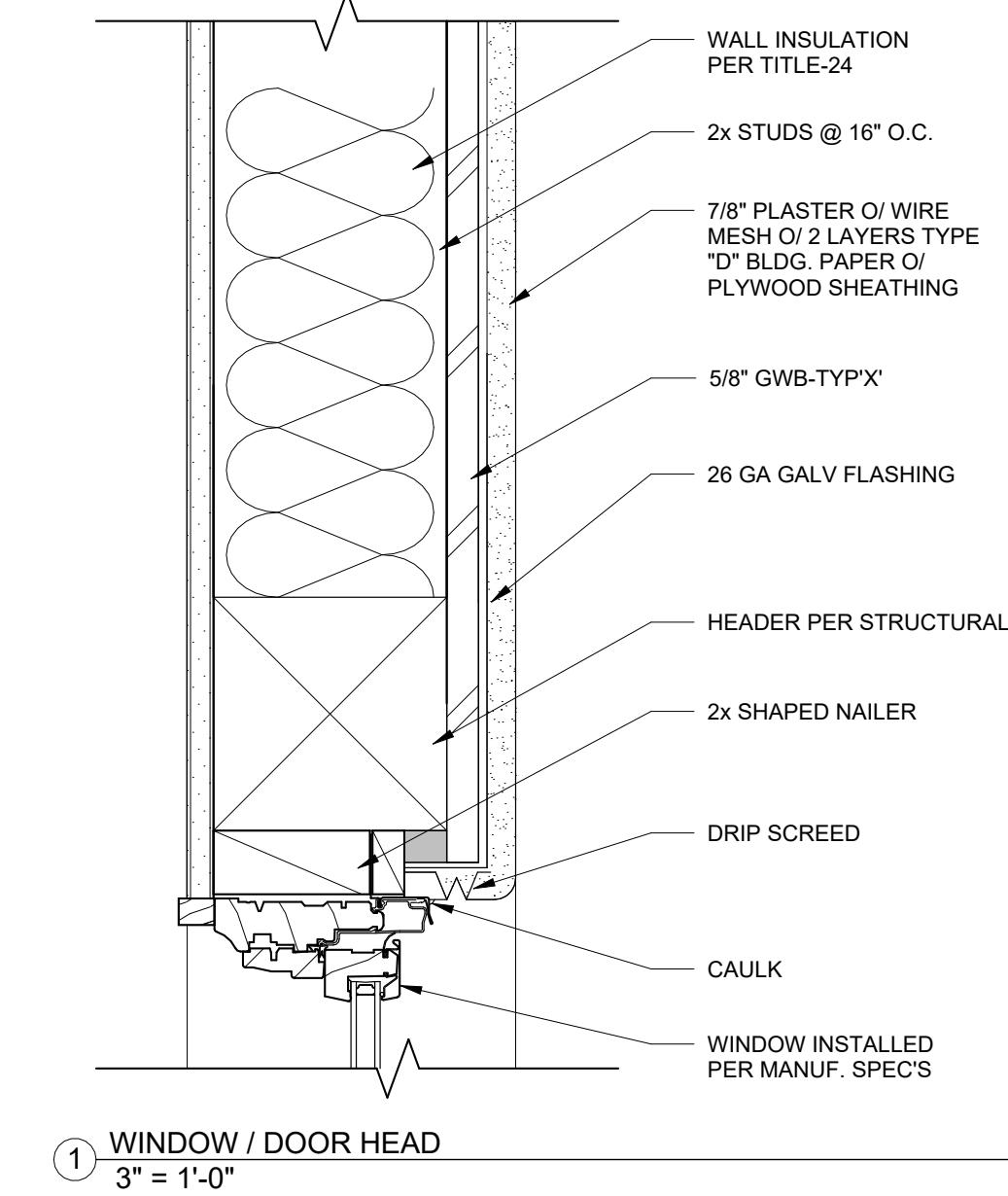
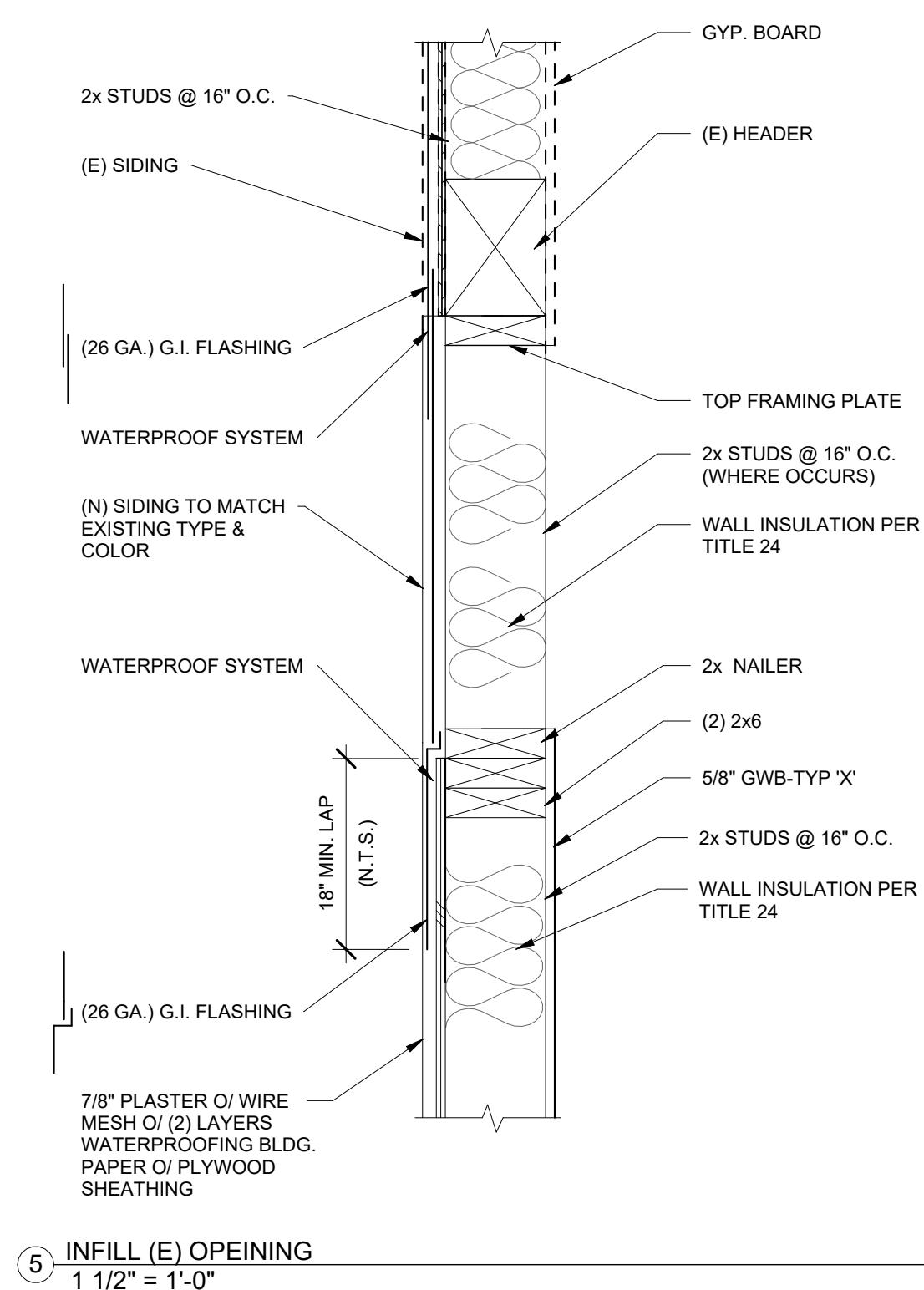
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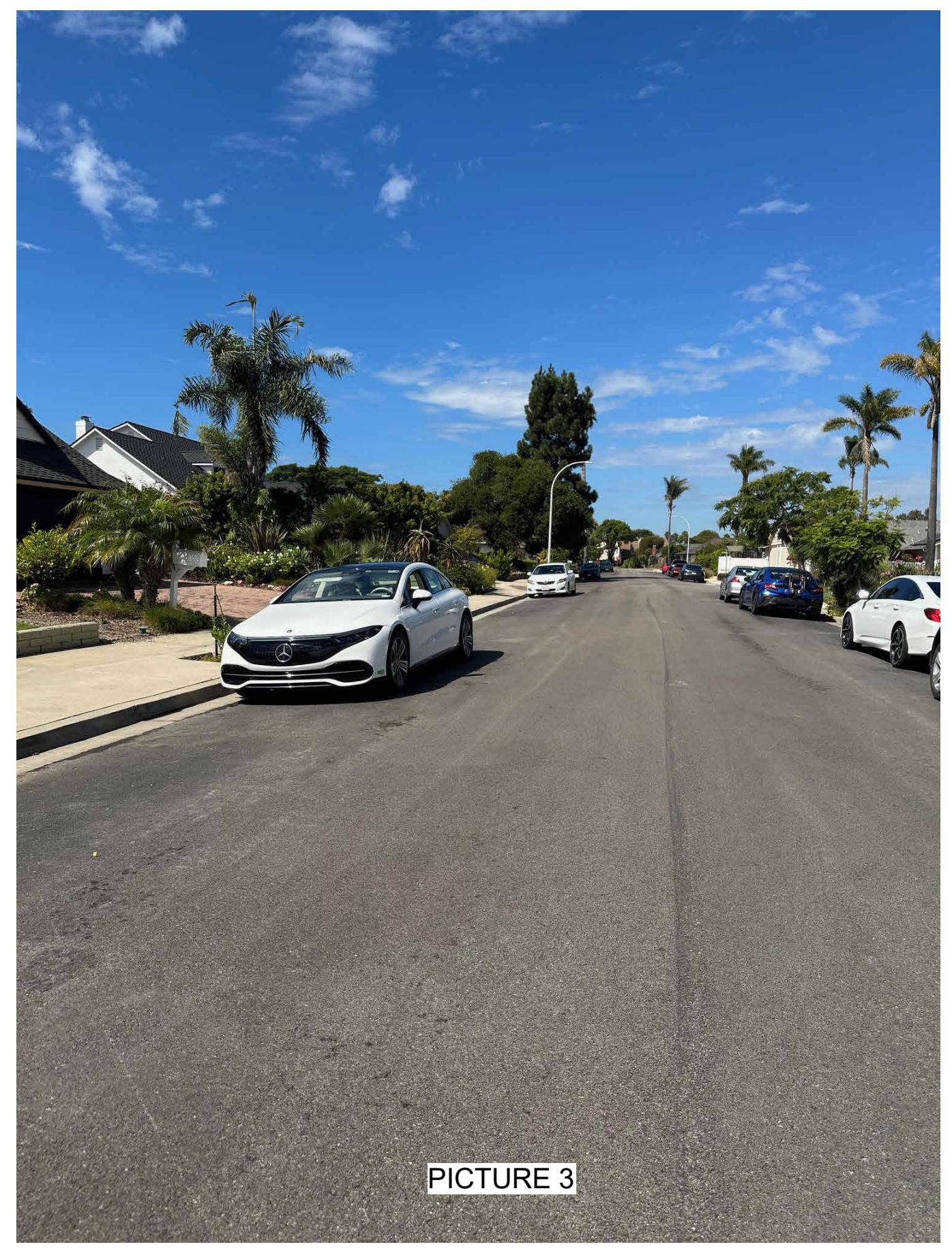
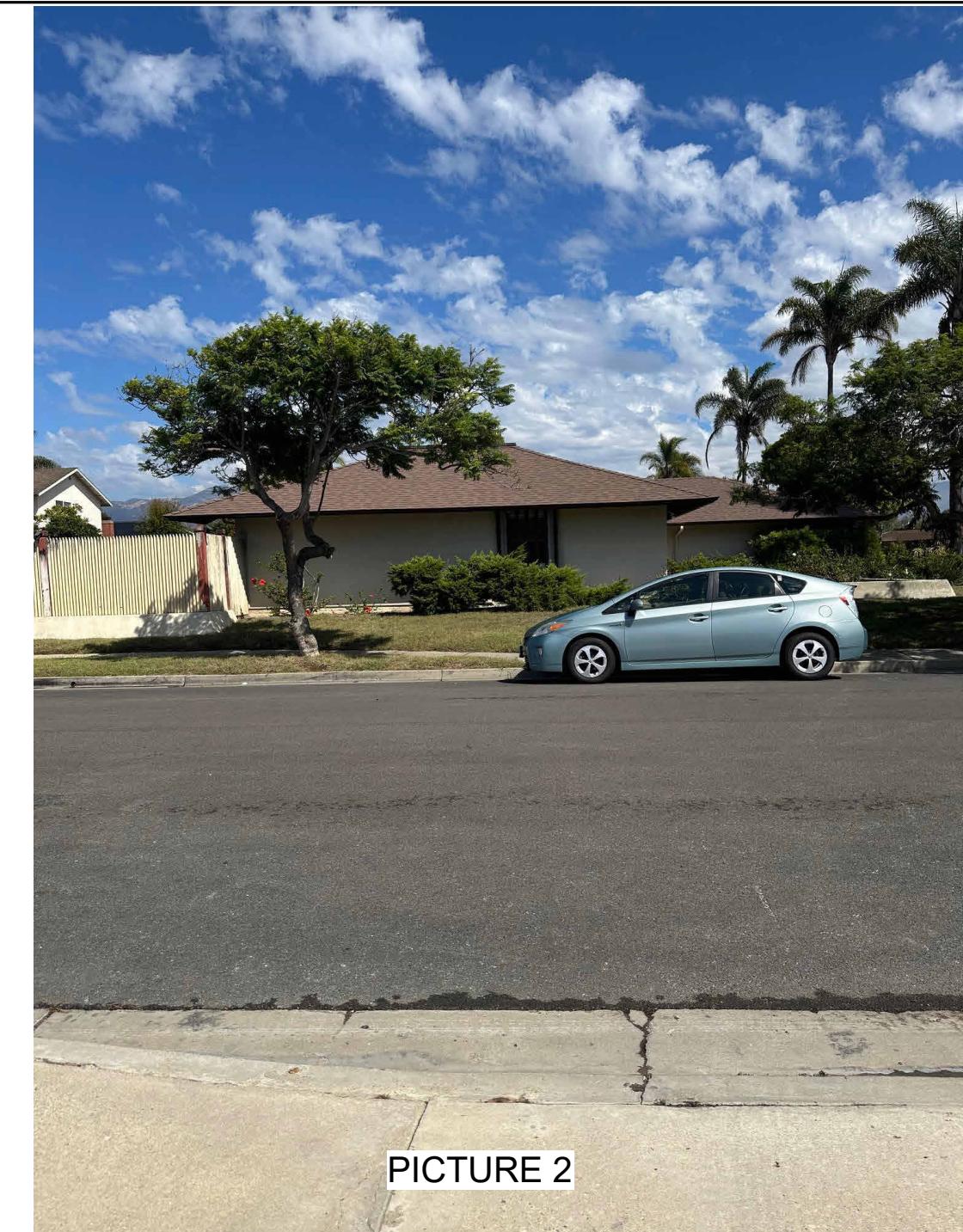
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