



Agenda Item D.1
CONCEPTUAL/PRELIMINARY REVIEW
Meeting Date: May 27, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Travis Lee, Associate Planner

SUBJECT: 7299 Alameda Ave (APN 077-381-001) Pini Rehabilitation and Additions and California Environmental Quality Act Notice of Exemption Case Nos. 25-0007-LUP, 25-0016-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Recommend adoption of CEQA Categorical Exemption Section 15301(e)(2) as provided in Attachment B; and
3. Conduct Conceptual and Preliminary review and recommend approval or approve with conditions.

PROJECT DESCRIPTION:

This is a request for a **Conceptual & Preliminary Review** for additions, interior remodel/rehabilitation, and exterior revisions to an existing 2,952 gross/2,801 net square foot two-story existing residence with an attached 389 gross/371 net square foot garage and 423 gross/394 net square foot workshop. The house is currently dilapidated as it has been vacant for over 10 years and opened to the elements for a majority of the time. This proposal aims to remedy the multiple violations on the property and rehab the house to livable standards. Proposed additions include two small as-built additions of 38 and 23 square feet on the second floor converting existing attic area into habitable space, a 167 gross/144 net square foot interior addition on the second floor within existing volume (existing two-story atrium), and a covered patio addition of 345 square feet. Proposal also includes removal of 30 square feet of existing habitable area (reconfigured first floor back door area and on the second floor for new stair opening). Interior remodel includes replacing and relocating the existing stairway, new bedrooms and bathrooms, and converting the workshop into a third garage space. The exterior changes include revising the roof forms, removing the mansard, completing the hip roof forms at the garage and entry arcade areas, and converting the rear portion of the existing flat roof to a 219 square foot roof deck. No grading is proposed and no trees are proposed for removal. Access will continue to be taken from Alameda Avenue. The property is a 0.24-acre parcel zoned

Single Family Residential (RS-8) and shown as Assessor's Parcel Number 077-381-001, located at 7299 Alameda Ave.

The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of Single Family Residential (RS). The project does not include a request for a modification. The project was filed by Bryan Murphy, architect for Dario Pini, property owner.

DISCUSSION:

The proposed project is consistent with all RS-zone development standards of 20' front, 10% side, and a 25' maximum building height. However, the existing structure is considered legal non-conforming since it encroaches about a foot into the front and rear setbacks but was permitted in its current configuration in 1989.

The maximum floor area allowance for this 10,454 square foot lot, calculated via Table §17.07.040 – Maximum Floor Area RS District, is 2,894 square feet. The project is proposed to be 3,150 square feet which is 256 square feet over the maximum floor area. The DRB has review authority for this project and may grant Approval if the project meets the Required Findings in Goleta Municipal Code §17.58.080. If the DRB does not approve of the development, the project must be redesigned.

APPLICABLE GENERAL PLAN POLICIES

LU 2.3 Residential Development Standards. [GP/CP] The following standards or criteria shall be applicable to residential development proposals:

- a. The privacy of existing residential uses in the immediate area shall be protected in the design of new or expanded structures.
- b. Solar access of residential uses shall be protected in the design of new or expanded structures.
- c. Proposals for construction of new or expanded homes shall be required to have a size, bulk, scale, and height that are compatible with the character of the immediate existing neighborhood.

LU 2.4 Single-Family Residential Use Category (R-SF). [GP/CP] The intent of this use category is to identify and protect appropriately located land areas for family living in low-density residential environments. Existing developed areas with this designation were generally subdivided at four units per acre or less and are characterized by a suburban atmosphere. This designation may be applied to provide a transition from the more intensely developed areas of the city to rural open spaces. The designation is also appropriate for areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. This designation is intended to provide for development of one single family residence per lot at densities ranging from one or fewer to five units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 2.0 and 15.0 persons per acre.

VH 4.3 Single-Family Residential Areas. [GP] The following standards shall be applicable to single-family residential development (see related LU 2.3):

- a. The distinct architectural character of Goleta's existing neighborhoods shall be protected.
- b. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.
- c. New construction shall utilize consistent architectural detailing and high quality materials to promote cohesiveness and compatibility. Strong contrasts in size, bulk, scale, color, and roof forms shall be avoided.
- d. All building elevations should be well articulated and include architectural features to vary wall planes.
- e. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments, whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments.
- f. Visual impacts of parking, including driveways, garages, and garage doors, should be minimized. Forward-facing garages should be designed so that the garage does not dominate the streetscape or overall residential design.
- g. To maximize safety, garages should not open directly onto public or private accessways.
- h. Private open space shall be provided in proportion to building size.
- i. Privacy of residents and adjacent neighbors shall be protected. Examples of measures that might provide protection include site selection and design that uses setbacks and considers placement of windows, decks, balconies, and noise producing equipment. The use of landscape screening to provide privacy should be secondary to appropriate structural design.
- j. New gated residential communities shall be prohibited. Connectivity to neighborhood commercial areas, schools, recreational areas, and other facilities shall be encouraged. Fencing and walls used to define private yards shall be designed to prevent isolation of structures from the street.

ENVIRONMENTAL REVIEW (NOE):

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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15301 (e) (2) of the CEQA Guidelines 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 Guidelines per Section 15301(e)(2) because the project is less than 10,000 square feet, is to rehabilitate and renovate an existing house that is in a dilapidated condition, all public services and facilities are available to allow for maximum

development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

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. 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. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; additions to a residence and exterior improvements in a residential district 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. Additionally, the project's site does not contain any identified significant cultural resources.

NEXT STEPS AND ASSOCIATED LAND USE ACTION:

If the DRB grants the applicant's request, the next steps include: (1) a 10-day (DRB) appeal period; (2) ministerial issuance of a companion Land Use Permit following (with associated appeal period); (3) Final Review and (4) Building Permits and construction.

If the DRB action is appealed and the appeal is upheld, DRB's action would be rescinded and the DRB process will start over.

ATTACHMENTS:

- A – Findings
- B – Notice of Exemption
- C – Project Plans

ATTACHMENT A

FINDINGS

**DRB Findings for Development
Pini Rehabilitation and Additions
7299 Alameda Ave
Case No. 25-0007-LUP, 25-0016-DRB**

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 neighborhood is a mix of single and two-story homes. The proposed development is limited to as-built additions on the second floor and an attached patio on the eastern side of the existing two-story home. The overall shape, size, and mass of the existing house will not be changing. The minor additions will enhance the house in a manner that is compatible with the area. The proposed additions and renovations will be compatible and fix a blight in the neighborhood. Once completed, the existing code violations will be resolved. Therefore, the size, bulk, and scale is appropriate to the site and the surrounding neighborhood residences.

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 project will not alter the site layout or circulation. The single unit dwelling with attached garage and covered patio are the only structures on the property. The north facing (facing Cathedral Oaks) as-built second story deck will be reduced from 559 square feet to 219 square feet. The layout, orientation, and location of the residence with proposed additions are in an appropriate and harmonious relationship to one another and the property.

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 proposed additions match the architectural style of the existing home. The materials and style are proposed for use on the entire residence, not just the new portions.

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

The materials and colors associated with the project are in harmony with each other and proposed on all sides of the structure. The project's colors will complement each other as the walls, trim, and roof color have been considered in tandem.

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 or electrical 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 this project.

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.

Water-wise plants are proposed as part of the project to supplement the existing landscaping. No specimen or protected trees or native vegetation are proposed to be removed.

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.

The proposed new plant palette consists of a variety of low-water plantings.

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 this project.

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

The proposed project is in a residential neighborhood with single and two-story single-family dwellings. The project conforms to the required RS zone development standards including 25' height limit, and setbacks except for the legal non-conforming encroachments.

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 adopted for this zoning district.

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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15301 of the CEQA Guidelines 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 Guidelines per Section 15301(e)(2) because the project is less than 10,000 square feet, is to rehabilitate and renovate an existing house that is in dilapidated conditions, all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

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. 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. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; additions to a residence and exterior improvements in a residential district 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. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION (NOE)

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:

Pini Rehabilitation and Additions
Case No. 25-0007-LUP, 25-0016-DRB

Project Applicant:

Bryan Murphy
On behalf of Dario Pini, property owner

Project Location (Address and APN):

7299 Alameda Avenue
Goleta, CA 93117
County of Santa Barbara
APN: 077-381-001

Description of Nature, Purpose, and Beneficiaries of Project:

The applicant proposes additions, interior remodel to restore the livability of the home that has been vacant and open to the elements for at least the past decade, and exterior revisions to an existing 2,952 gross/2,801 net square foot two-story existing residence with an attached 389 gross/371 net square foot garage and 423 gross/394 net square foot workshop.. The exterior changes include revising the roof forms, removing the mansard, completing the hip roof forms at the garage and entry arcade areas, and converting the rear portion of the existing flat roof to a 219 square foot roof deck. No grading is proposed and no trees are proposed for removal.

The purpose of the project is to restore the livability of the existing home, resolve ongoing code violations, and make additions. The beneficiaries of the project will be the property owner and the adjacent residents.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Bryan Murphy on behalf of Dario Pini, property owner

Exempt Status: (check one)

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b) (c))
- ☒ Categorical Exemption: § 15301(e)(2) (Existing Facilities)

NOTICE OF EXEMPTION (NOE)

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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15301 (e) (2) of the CEQA Guidelines and a Notice of Exemption is proposed.

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

Travis Lee, Associate Planner
805-562-5528
tlee@cityofgoleta.org

Signature

Title

Date

If filed by the applicant:

1. Attach certified document of exemption finding

NOTICE OF EXEMPTION (NOE)

2. Has a Notice of Exemption been filed by the public agency approving the project?

☐Yes

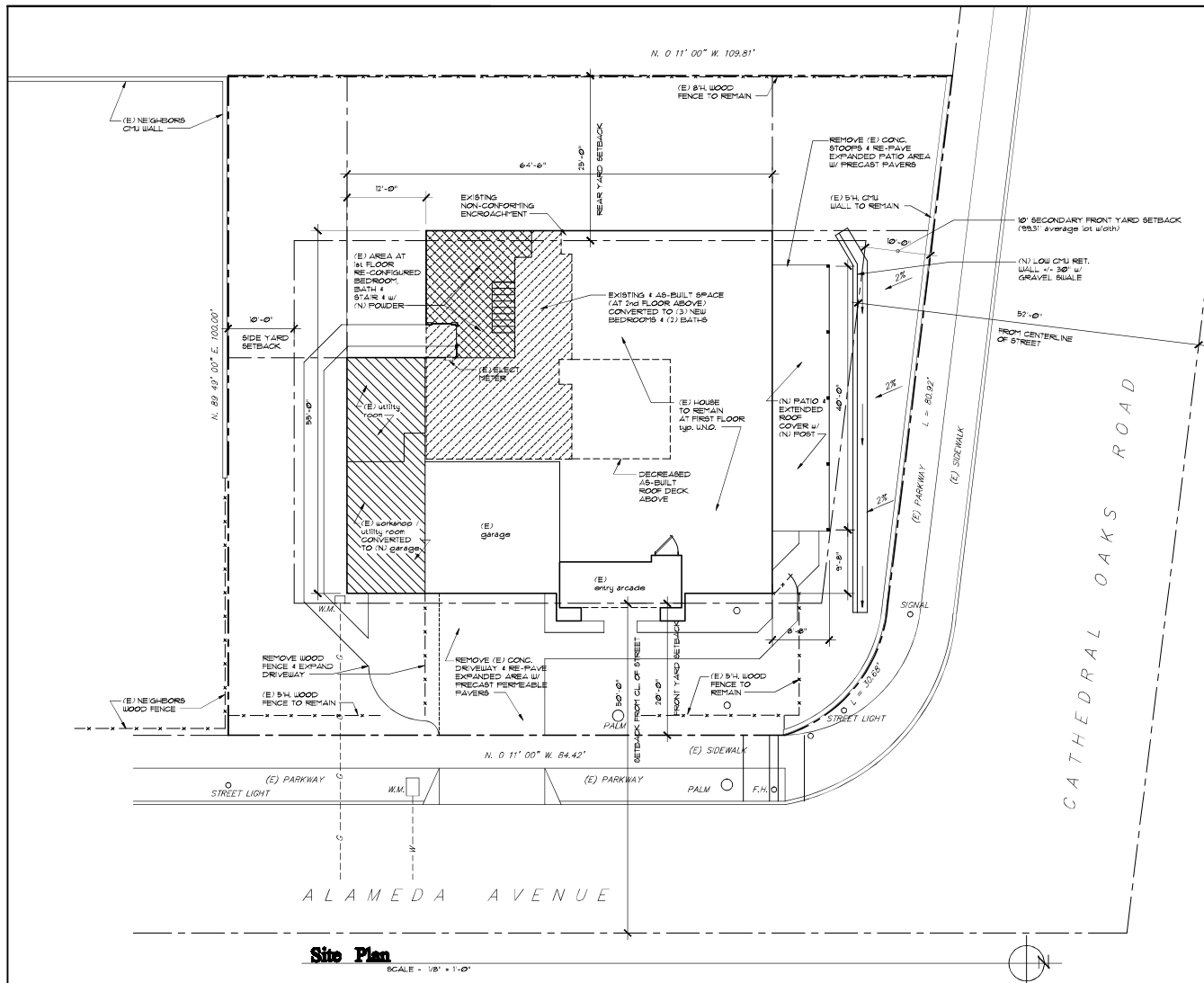
☐No

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



PROJECT STATISTICS & DATA:

PROJECT ADDRESS: 7299 ALAMEDA AVENUE, GOLETA, CA 93101
 OWNER'S NAME, ADDRESS & PHONE: DARIO PINO 2025 STATE STREET, SANTA BARBARA, CA 93101
 ARCHITECT: BRYAN MURPHY 232 EL BUENO RD, SANTA BARBARA, CA 93101
 PHONE: (805) 453-1618 murphyb@att.net
 0711-581-0001
 ADDRESSOR'S PARCEL NO.: 18-4-4
 ZONING: V - B
 CONSTRUCTION TYPE: R-3 / U-1
 OCCUPANCY GROUP(S): 10,004 sq./ft. (24 ACRES)
 SITE AREA: 0 sq./ft.
 AVERAGE SLOPE OF SITE: 0 percent
 HIGH FIRE AREA: NO
 GRADING PROPOSED: NONE
 CUT & FILL UNDER MAIN BUILDING: 0 GYD FILL
 CUT & FILL OUTSIDE MAIN BUILDING: 0 GYD FILL
 FILL: 0 GYD FILL
 EXPORT: 0 GYD FILL
 IMPORT: 0 GYD FILL
 PARKING: 1/8 (2) (E) COVERED SPACES + (1) PROPOSED (U) COVERED SPACE
 (E) NUMBER OF FLOORS: (2)

FLOOR AREAS:		
EXISTING:		
EXISTING RESIDENCE:	(2292-1st + 5029-2nd) 2,807# net, 2,902# gross	
EXISTING GARAGE:	371# net, 3,889# gross	
EXISTING UTILITY / WORKSHOP:	122#	
EXISTING ENTRY PORCH / ARCADE:		
EXISTING RESIDENCE AREA REMOVED:		
EXISTING AREA AT BACK DOOR (net):		13#
EXISTING AREA AT 2nd FLR STAIR OPENING:		17#
PROPOSED NEW:		
AS-BUILT RESIDENCE (2nd FLR STAIR OPENING IN-FILL):	144# net, 167# gross	
PROPOSED PATIO COVER:	348#	
PROPOSED AS-BUILT ROOF DECK:	219#	
CONVERTED TO HABITABLE SPACE:		
AS-BUILT FROM ATTIC AREA (ADDED AT 2nd FLR 30' x 23'):	61#	
CONVERTED TO GARAGE:		
PROPOSED FROM UTILITY / WORKSHOP AREA:	255# net, 255# gross	
PROPOSED TOTAL GARAGE AREA:	606# net, 644# gross	
PROPOSED UTILITY ROOM AREA:	159# net, 168# gross	
PROPOSED TOTAL RESIDENCE:	2,916# net, 3,056# gross	
PROPOSED TOTAL PORCH DECK & PATIO:	686#	

SCOPE OF WORK:

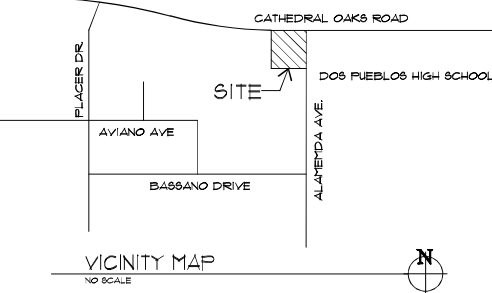
ABATEMENT OF VIOLATIONS, ADDITION, INTERIOR REMODEL & EXTERIOR REVISION TO (E) 2,807# net, (2,902# gross) SINGLE FAMILY RESIDENCE w/ (E) ATTACHED GARAGE 371# net, (3,889# gross) & UTILITY / WORKSHOP 122# net, (1,224# gross). PROPOSED ADDITIONS ARE (2) SMALL AS-BUILT ADDITIONS OF 38# & 23# AT THE 2nd FLOOR CONVERTING EXISTING ATTIC AREA & AN INTERIOR ADDITION AT 2nd FLOOR 144# net, (167# gross) WITHIN EXISTING VOLUME AT (E) 2-STORY ATTIC, & 30# (E) HABITABLE AREA REMOVED FOR A TOTAL PROPOSED BUILDING AREA OF 374# net, (3,962# gross). A COVERED PATIO ADDITION OF 348# IS ALSO PROPOSED. THE INTERIOR REMODEL INCLUDES REPLACING & RELOCATING THE (E) STAIRWAY, CONVERSION OF (E) SPACE TO NEW BEDROOMS & BATHS, & A NEW THIRD CAR GARAGE IS CONVERTED FROM (E) UTILITY SPACES. THE PROPOSED EXTERIOR CHANGES ARE TO REVISE THE ROOF FORMS, REMOVING THE HANDBARD, AND COMPLETING THE HIP ROOF FORMS AT GARAGE, & ENTRY ARCADE AREAS, AS WELL AS CONVERTING THE REAR PORTION OF THE EXISTING PLAT ROOF TO A SMALLER ROOF DECK (219#) IN THE AREA THE PREVIOUS SECOND STORY ROOF 'SOLARUM' WAS TO BE REMOVED PER PREVIOUS LUP.

SHEET INDEX

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A-11	AS-BUILT 1st FLOOR PLAN
A-12	EXISTING 1st FLOOR PLAN
A-13	AREA DISPOSITION PLANS 1st & 2nd
A-2	PROPOSED 2nd FLOOR PLAN
A-21	AS-BUILT 2nd FLOOR PLAN
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A-3	PROPOSED & EXISTING ELEVATIONS
A-4	PROPOSED & EXISTING ELEVATIONS
L-1	PRELIMINARY LANDSCAPE PLAN

GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS, AND ALL ORDINANCES AS ADOPTED BY THE CITY OF GOLETA.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK & TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS & SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, VERIFY ALL DIMENSIONS & DETAILS WITH FIELD CONDITIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES. DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. LARGE SCALE DETAIL OVER SMALL AND SPECIFICATIONS OVER DRAWINGS.



3-24-25

FILE FILE

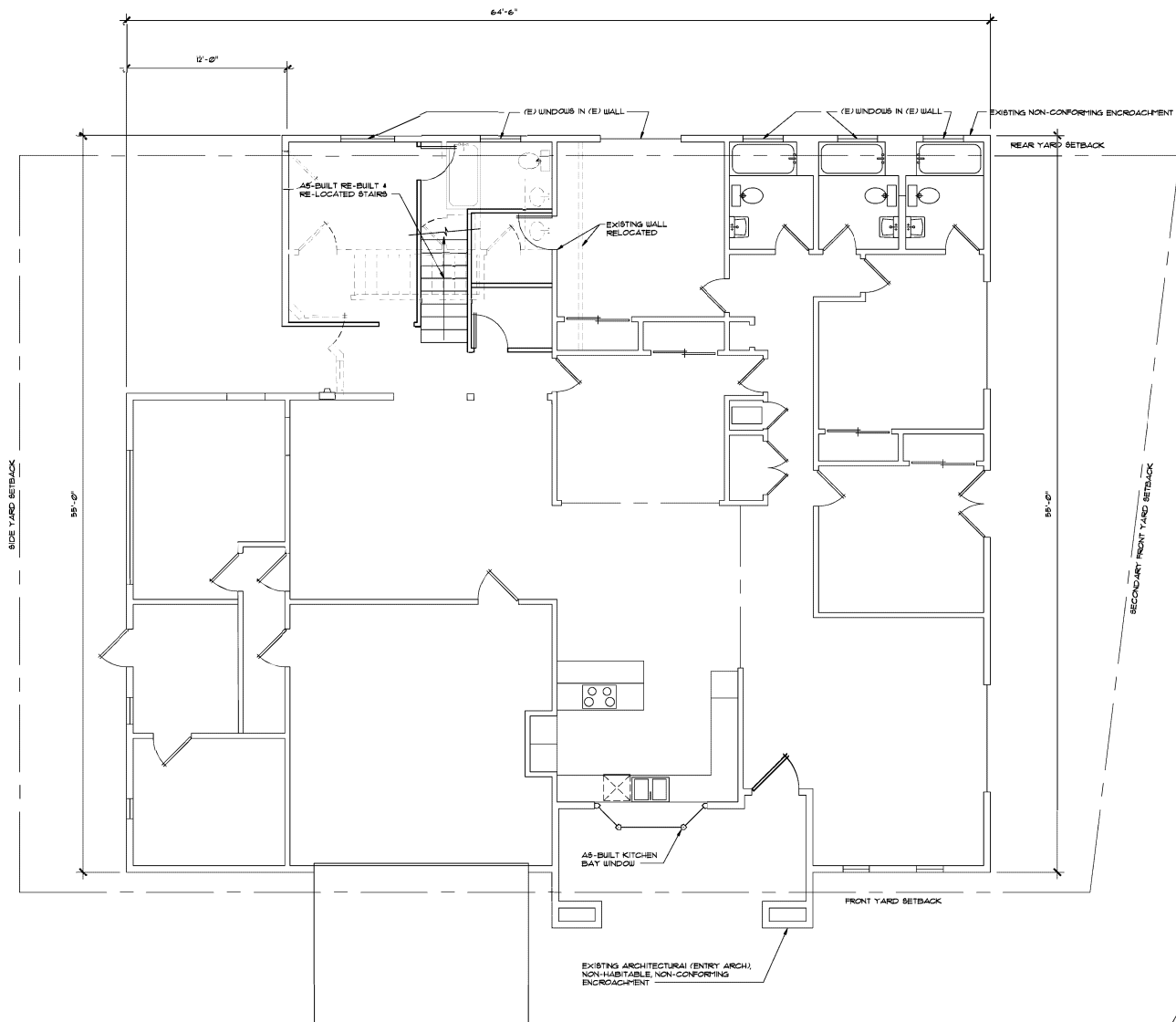
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MURPHY & ASSOCIATES, ARCHITECTS
 292 EL BUENO ROAD
 SANTA BARBARA, CA 93101
 (805) 453-1618

7299 ALAMEDA AVENUE
 GOLETA, CA
 EXISTING SINGLE FAMILY RESIDENCE

A-0

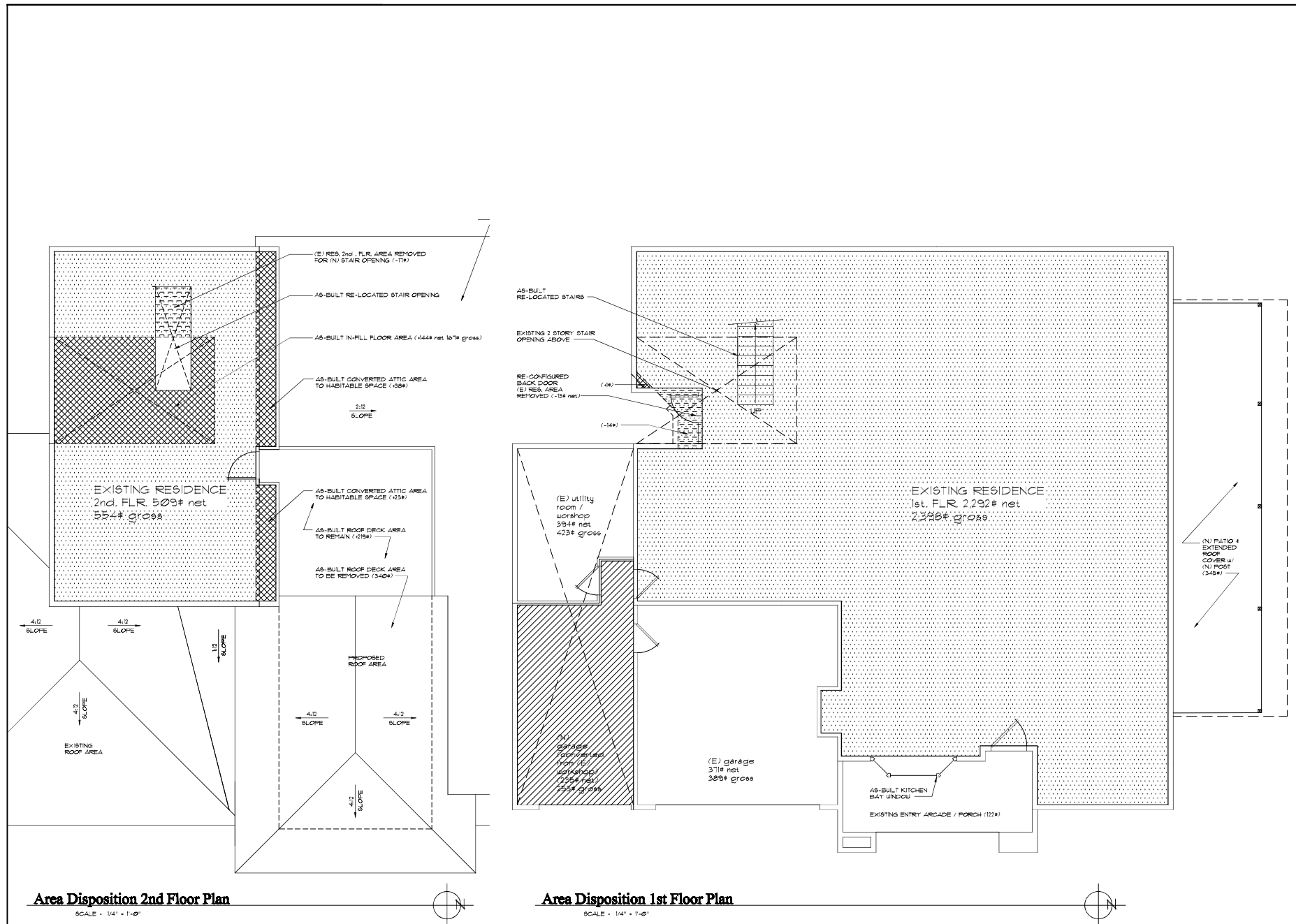




AS-BUILT 1st Floor Plan
SCALE - 1/4" = 1'-0"



<p>II-II-24</p> <p>CLUTTER</p>	
<p>MURPHY & ASSOCIATES, ARCHITECTS 3040 STATE STREET #C SANTA BARBARA, CA 93105 (805) 569-0759</p>	
<p>7299 ALAMEDA AVENUE COLLETA, CA EXISTING SINGLE FAMILY RESIDENCE</p>	
<p>A-1.1</p>	



3-24-25

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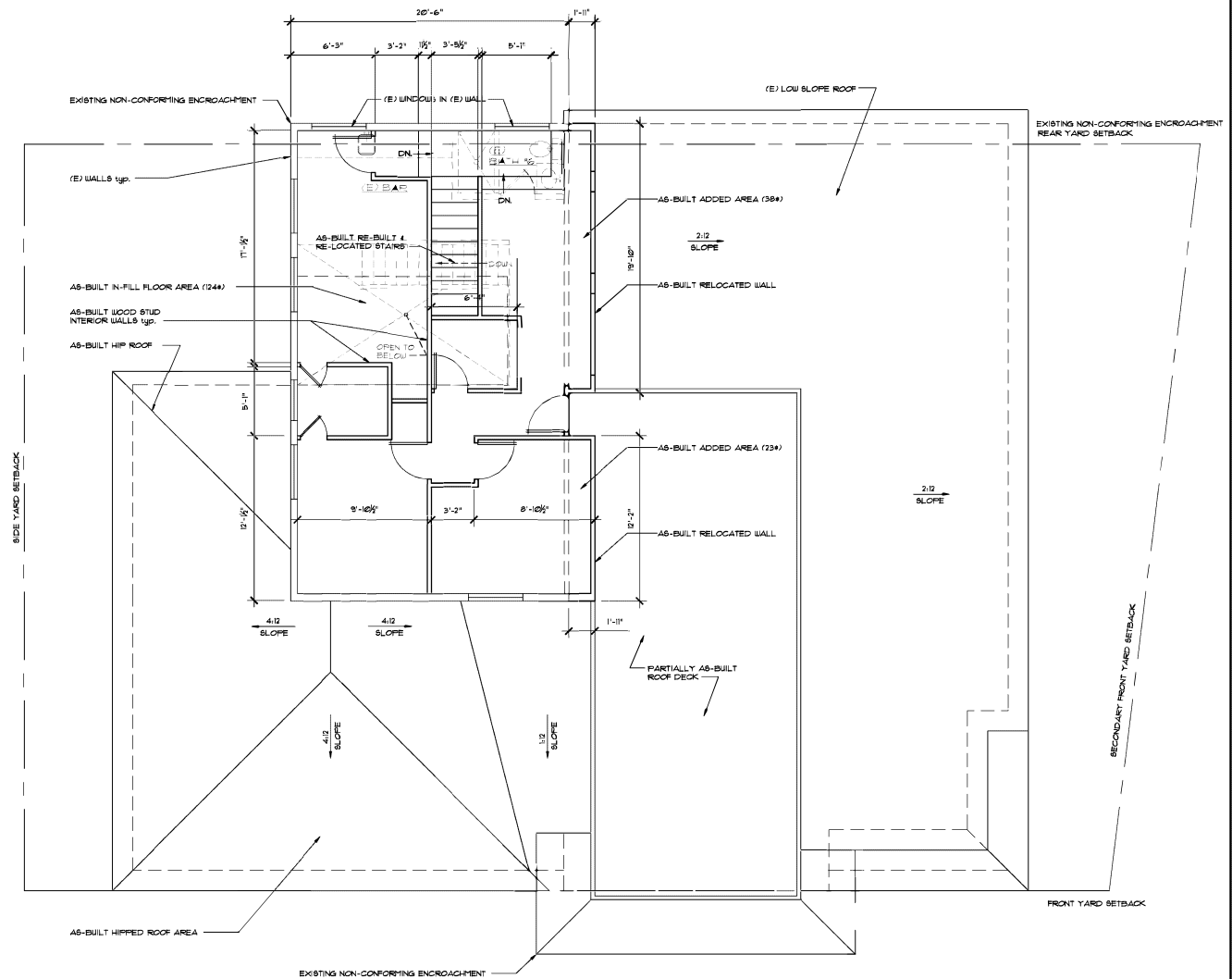
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MURPHY & ASSOCIATES, ARCHITECTS
3040 STATE STREET #C
SANTA BARBARA, CA 93105
(805) 569-0759

7299 ALAMEDA AVENUE
COLITA, CA
EXISTING SINGLE FAMILY RESIDENCE

A-1.3



AS-BUILT 2nd Floor Plan

SCALE - 1/4" = 1'-0"



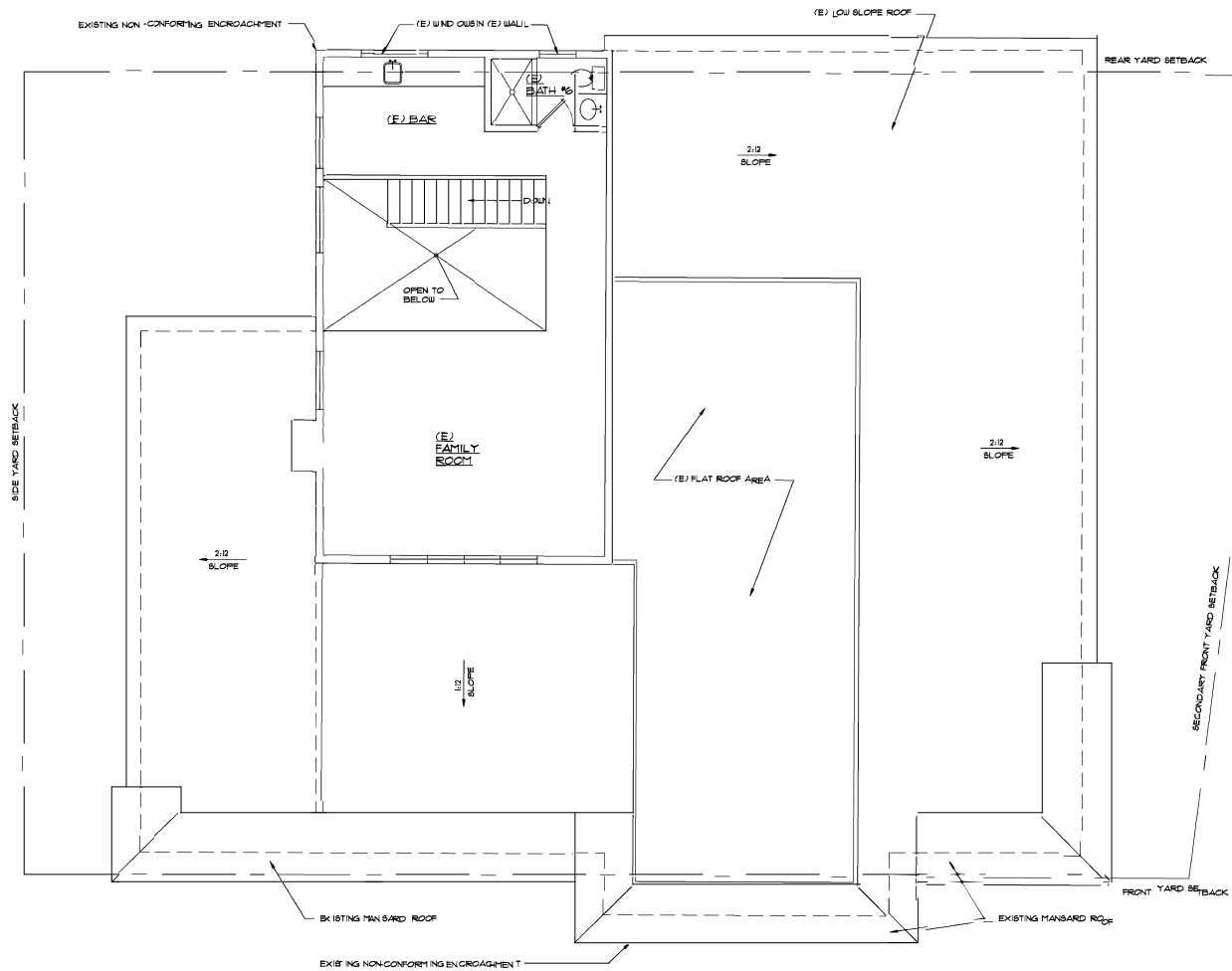
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CLASH FILE

MURPHY & ASSOCIATES, ARCHITECTS
3040 STATE STREET #C
SANTA BARBARA, CA 93105
(805) 569-0759

7299 ALAMEDA AVENUE
COLLETA, CA
EXISTING SINGLE FAMILY RESIDENCE

A-2.1



EXISTING 2nd Floor Plan
SCALE - 1/4" = 1'-0"



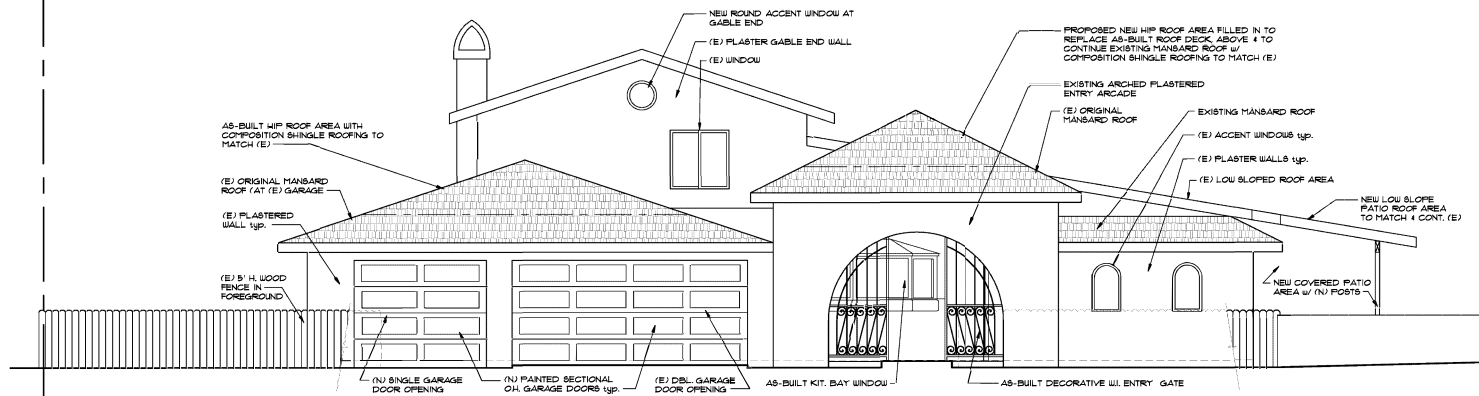
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PROJECT
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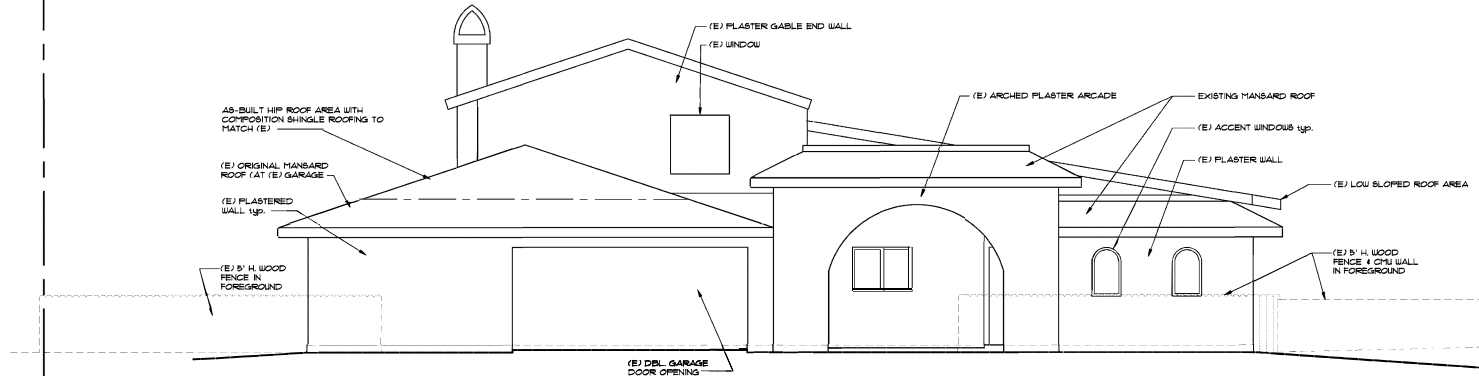
MURPHY & ASSOCIATES, ARCHITECTS
3040 STATE STREET #C
SANTA BARBARA, CA 93105
(805) 569-0759

7299 ALAMEDA AVENUE
OAKLAND, CA
EXISTING SINGLE FAMILY RESIDENCE

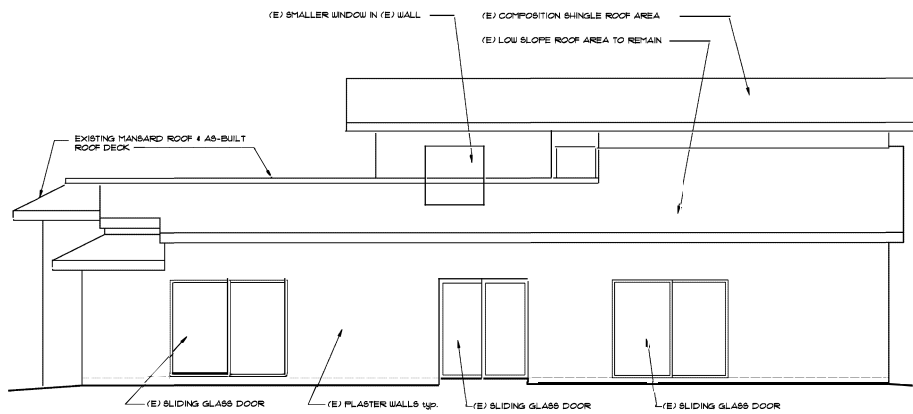
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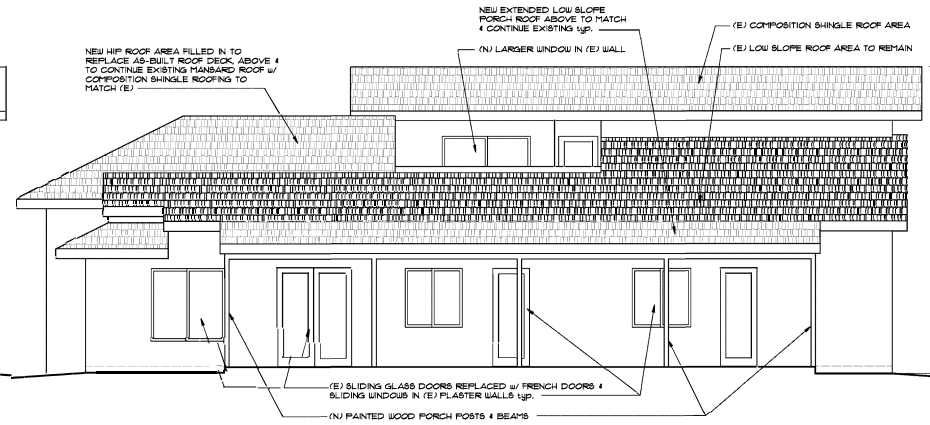
PROPOSED EAST / "FRONT" / ALAMEDA AVE. ELEVATION
SCALE - 1/4" = 1'-0"



EXISTING EAST / "FRONT" / ALAMEDA AVE. ELEVATION
SCALE - 1/4" = 1'-0"



EXISTING NORTH / "SECONDARY FRONT" / CATHEDRAL OAKS RD. ELEVATION
SCALE - 1/4" = 1'-0"



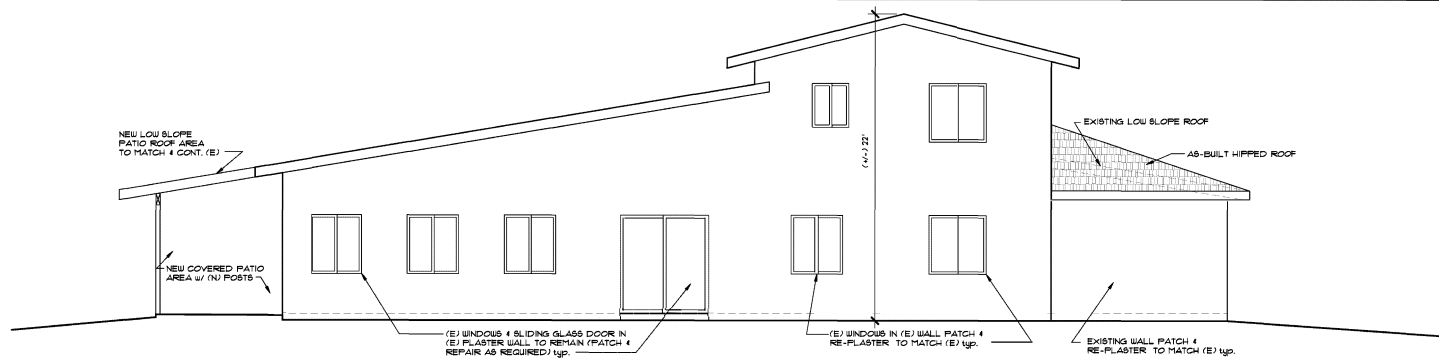
PROPOSED NORTH / "SECONDARY FRONT" / CATHEDRAL OAKS RD. ELEVATION
SCALE - 1/4" = 1'-0"

11-20-24

MURPHY & ASSOCIATES ARCHITECTS
3040 STATE STREET #C
SANTA BARBARA, CA 93105
(805) 569-0759

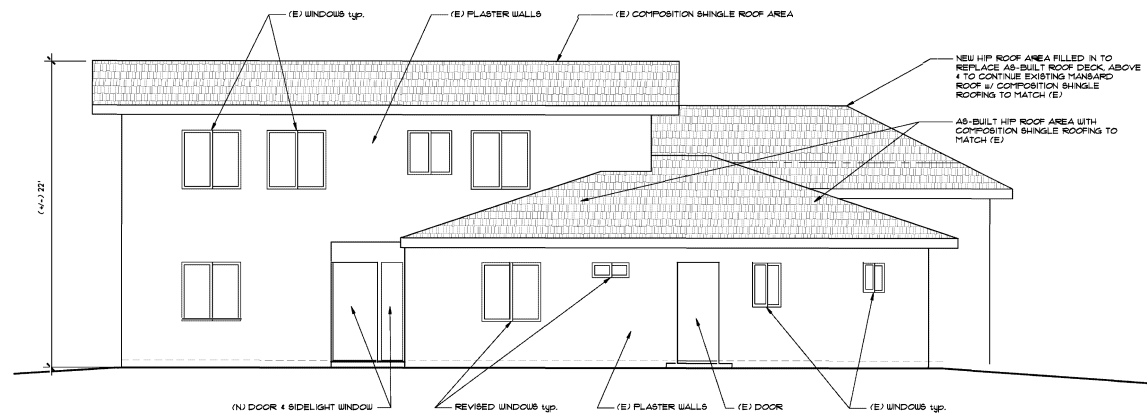
7299 ALAMEDA AVENUE
COLLETA, CA
EXISTING SINGLE FAMILY RESIDENCE

A-3
=



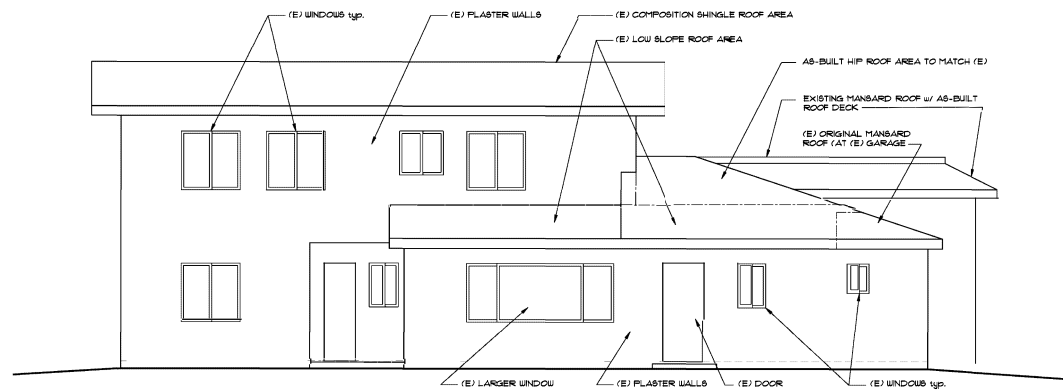
EXISTING & PROPOSED WEST / "REAR" ELEVATION

SCALE - 1/4" = 1'-0"



PROPOSED SOUTH / "SIDE" / ELEVATION

SCALE - 1/4" = 1'-0"



EXISTING SOUTH / "SIDE" / ELEVATION

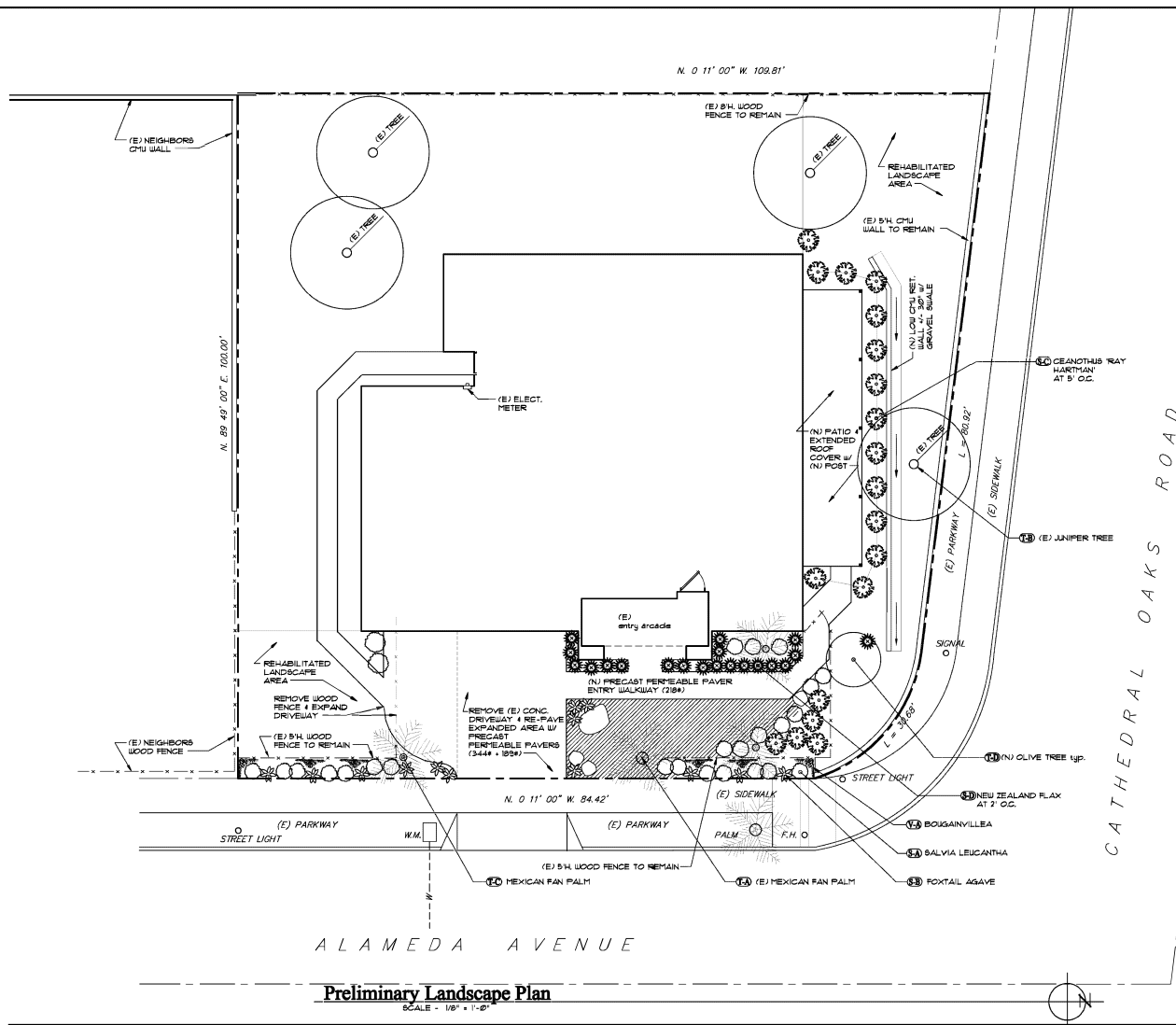
SCALE - 1/4" = 1'-0"

11-20-24

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7299 ALAMEDA AVENUE
COLETA, CA
EXISTING SINGLE FAMILY RESIDENCE

A-4



PLANTINGS LIST				
TYPE	NAME	SIZE	WUCOLS IV	
TREES	10-12 DUBOITUS WASHINGTONIA ROBUSTA (MEXICAN PAN PALM)	N/A	LOW	(0-1.5)
	10-12 BOUTING PINKBUSH - SEPP (JUNIPER)	N/A	LOW	(0-1.5)
	10-12 WASHINGTONIA ROBUSTA (MEXICAN PAN PALM)	15 GAL	LOW	(0-1.5)
	10-12 OLGA - BURGUNDIA MAGNOSTIC BUSH (OLIVE)	15 GAL	LOW	(0-1.5)
	10-12 not used			
SHRUBS	6-8 SALVIA LEUCANTHA (MEXICAN BUSH SAGE)	5 GAL	LOW	(0-1.5)
	6-8 AGAVE ATTENUATA (POTTEE, AGAVE)	5 GAL	LOW	(0-1.5)
	6-8 CANTHUS 'RUTH BAY HARTMAN'	5 GAL	LOW	(0-1.5)
	6-8 PEROTUM MAGNOSTIC BUSHES (NEW ZEALAND PLANT)	1 GAL	LOW	(0-1.5)
	6-8 BILGARDIUM UNIBELATA MEXIC (OWARY YUCCA HAWTHORN)	1 GAL	LOW	(0-1.5)
	6-8 not used			
	6-8 not used			
	6-8 not used			
HERBACEOUS	10-12 BOUTING ACCENT BUSHES - YUCCA ALBERTA	N/A	LOW	(0-1.5)
	6-8 not used			
VINES	10-12 BOGAVANILLA LA JOLLA VINE	5 GAL	LOW	(0-1.5)
	6-8 not used			
DECIDUOUS TREES	10-12 DYMIDIA MARGARETA (DYMIDIA)	10" D.C. from PLAT	LOW	(0-1.5)

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11-20-24
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PILOT FILE. B&H

MURPHY & ASSOCIATES, ARCHITECTS
297 EL SUENO ROAD
SANTA BARBARA, CA 93110
(805) 453-1618

**7299 ALAMEDA AVENUE
GOLETA, CA
EXISTING SINGLE FAMILY RESIDENCE**

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