



Agenda Item C.1
CONCEPTUAL/PRELIMINARY REVIEW
Meeting Date: December 9, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Briah Hiefield, Senior Planner

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 Conceptual/Preliminary review and provide comments to applicant. If, after reviewing the plans and conducting the public hearing, the DRB determines that the findings to approve this project can be made, continue the item to January 27, 2026, so that findings can be presented for action.

PROJECT DESCRIPTION:

This is a request for **Conceptual/Preliminary** 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 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.

The project was filed by Correy Linberg, property owner.

DISCUSSION

The DRB reviewed this project on September 24, 2024, and October 22, 2024. The meetings can be viewed in the following links:

- September 24, 2024:
https://goleta.granicus.com/player/clip/2005?view_id=5&redirect=true
- October 22, 2024:
https://goleta.granicus.com/player/clip/2012?view_id=5&redirect=true

At those meetings, the DRB provided several comments regarding the difficulty of making certain findings, including neighborhood compatibility, size/bulk/scale, height, and landscaping. There is concern that the fence as constructed is too tall and they dislike the steel posts and horizontal wiring extending above the top of the fence. There is also concern that there is not enough space for landscaping to thrive in the current configuration of the fence and retaining wall. The DRB ultimately suggested that the best solution would be to move the fence back at least two feet from the top of the retaining wall and remove the steel posts and horizontal wiring visible above the fence.

While the applicant has not changed the configuration of the fence and retaining wall, they would like to more clearly present the space available for landscaping as currently constructed and show how it has been growing. They would also like to present neighborhood support that has been received for the fence and retaining wall as constructed.

Pursuant to Zoning Ordinance Sections 17.24.090(B), Fences, Freestanding and Retaining Walls, and Hedges, and 17.58, Design Review, fences and walls more than six feet in height require Design Review and the ministerial approval of a Land Use Permit. The project does not include a request for a modification.

The Zoning Ordinance describes specific fence height limits for permit exemptions; however, it does not specify a maximum height for fences that exceed the exemption height and require a Land Use Permit. That said, fences, like any other structure, would need to be consistent with maximum height standards for the RS zone district.

In addition, the DRB would need to make all the required findings for the design, pursuant to Goleta Municipal Code Section 17.58.080, Required Findings, including, but not limited to, findings related to neighborhood compatibility, size, bulk and scale, site layout, materials, and landscaping.

At this point, the applicant is requesting Conceptual/Preliminary design review for the as-built fence 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.

As indicated above, if the DRB feels the project meets the findings of Section 17.58.080, then continue the item until January 27, 2026, for consideration of the findings. If the DRB feels that the project does not meet the findings of Section of 17.58.080, then direct the applicant to make changes and/or continue the item to January 27, 2026, for preparation of denial findings.

NEXT STEPS

Continue the item for preparation of findings and/or redesign by the applicant.

If in the future the DRB grants approval of the a fence request then the next steps would include: (1) a ten-day appeal period, (2) conducting Final Design Review, (3) issuance of

a ministerial Land Use Permit, (4) issuance of Building Permits, (5) conducting as-built Building inspections.

ATTACHMENTS:

Attachment A – Project Plans

Attachment A

Lindberg Fence & Retaining Wall – Project Plans

210 OLD RANCH DRIVE

SITE PLAN

STREET VIEW (EXISTING)

VICINITY MAP

GOVERNING AGENCY

CITY OF GOLETA PLANNING DEPARTMENT
130 CREMONA DR., GOLETA, CA 93117
(805) 961-7543

PROJECT INFORMATION

PROJECT ADDRESS	210 OLD RANCH DR. GOLETA, CA 93117
ASSESSOR'S PARCEL NUMBER	079-570-068
GROSS LOT AREA	6,969 SF(.16 ACRES)
ZONE	R-S
OCCUPANCY	R-3-U
BUILDING TYPE	V-B
HIGH FIRE	NO
YEAR BUILT	1972

PROJECT AREAS

(E) EXISTING	GROSS (SF)
(E) F.F.	1,344
(E) GARAGE	462
EXISTING LOT COVERAGE	1,806 (25.9%)
EXISTING LANDSCAPE	3,328 (47.8%)
EXISTING HARDSCAPE	1,835 (26.3%)

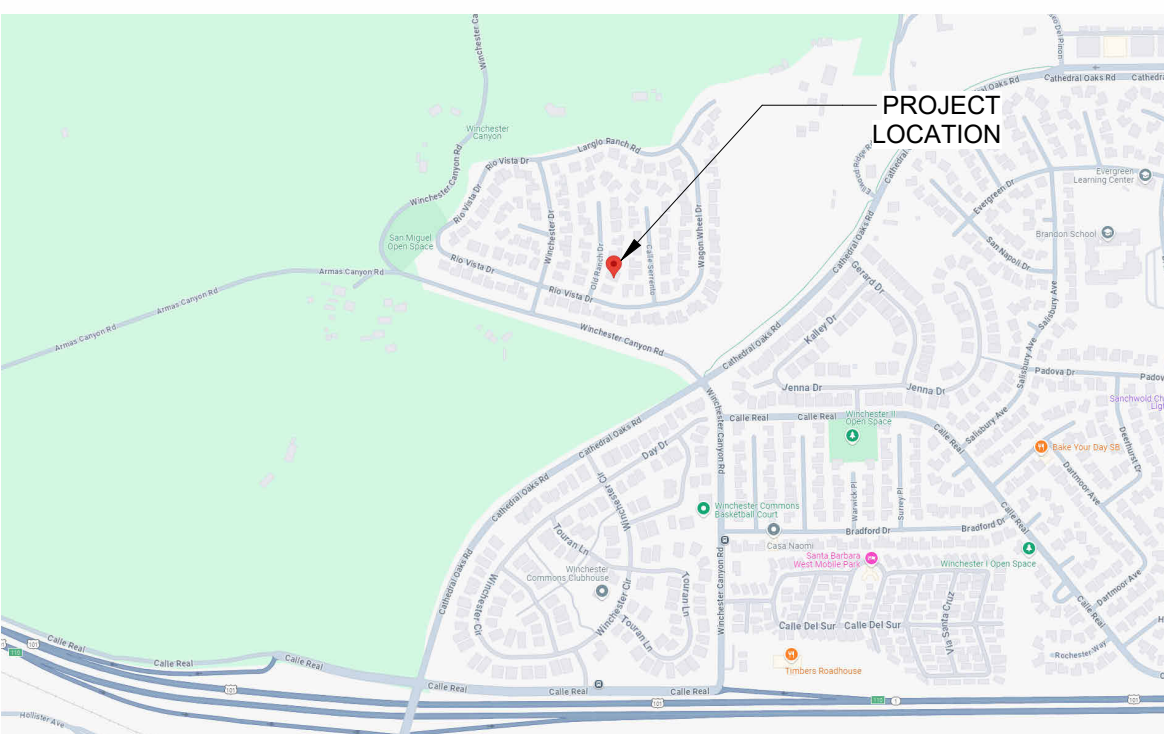
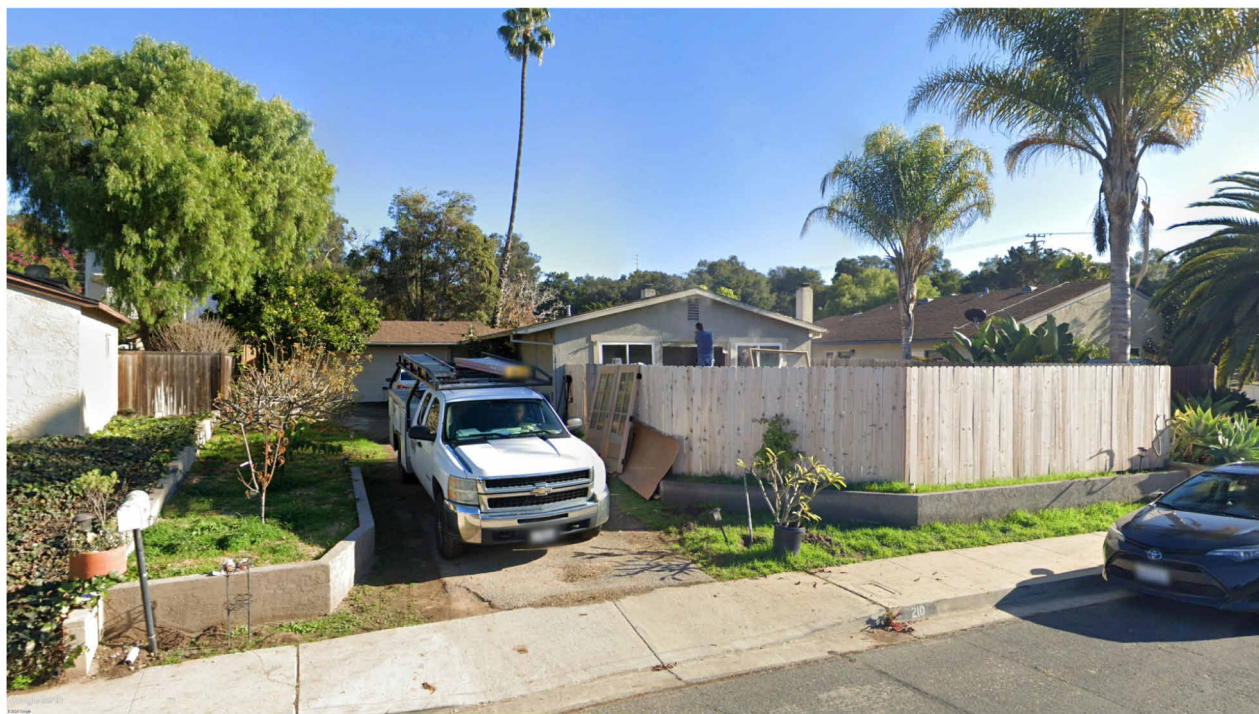
SHEET INDEX

NUMBER	SHEET NAME
A1.0	TITLE SHEET
A1.4	ENLARGED SITE PLAN
A1.5	EXISTING IMAGES
A1.6	MATERIAL BOARD

PROJECT TEAM

OWNER
COREY LINBERG
210 OLD RANCH DR.
GOLETA, CA 93117
LINBERG007@GMAIL.COM

DESIGNER/DRAFTSMAN
GEOVANNI ORDAZ
GEO.ORDAZ@GMAIL.COM
805.276.5155



SITE PLAN LEGEND

[Solid Line]	EXISTING BUILDING FOOTPRINT
[Arrow]	DRAINAGE ARROW
[Dashed Line]	SETBACK
[Thick Dashed Line]	PROPERTY LINE

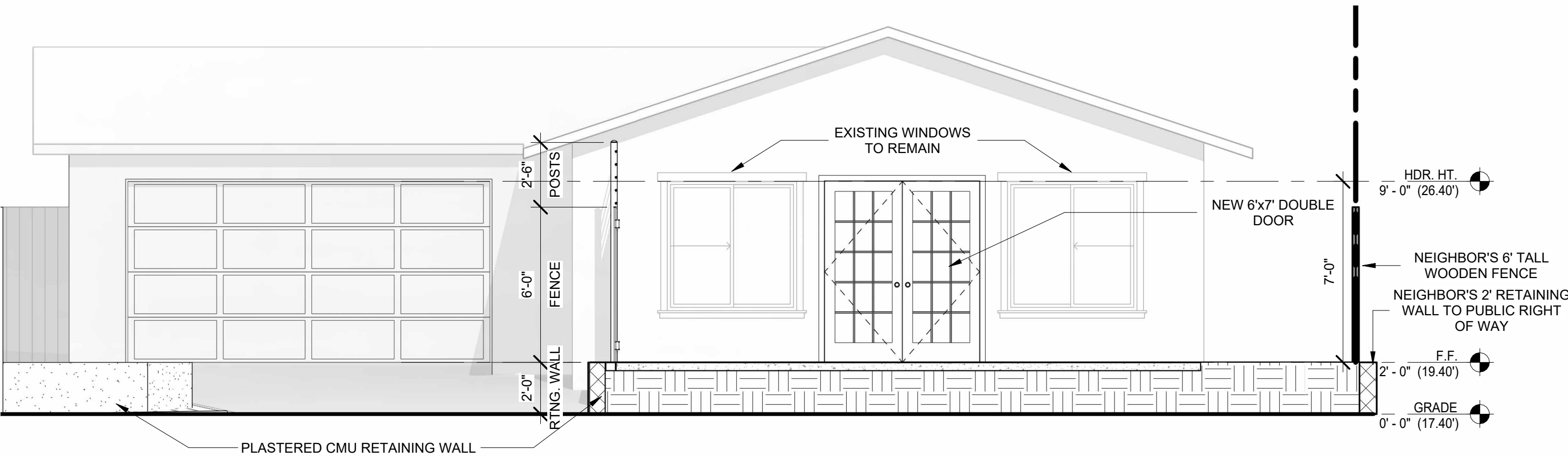
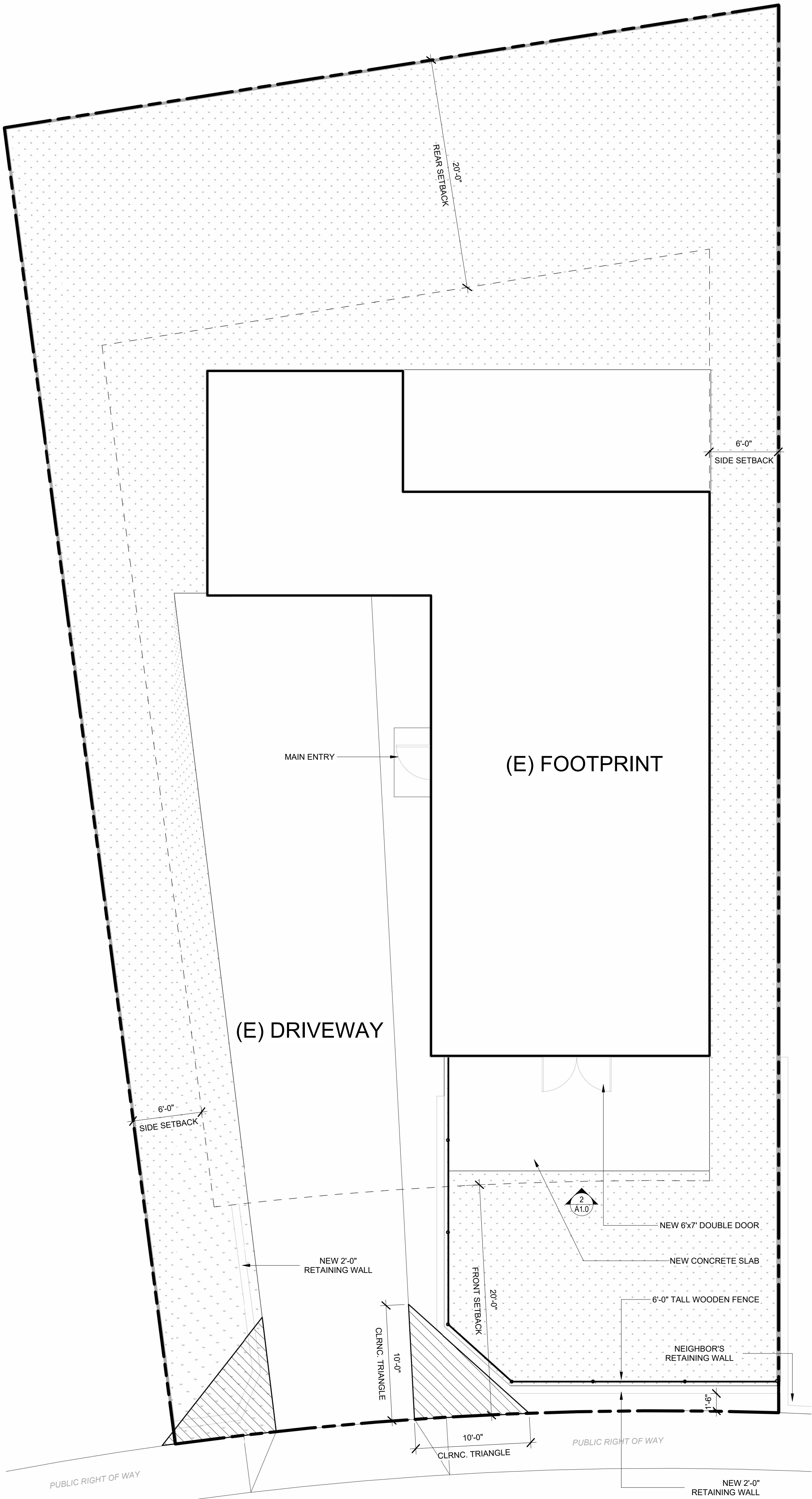
SCOPE OF WORK

CODE ENFORCEMENT CASE #2023-1596. ABATE VIOLATIONS FOR CODE ENFORCEMENT.

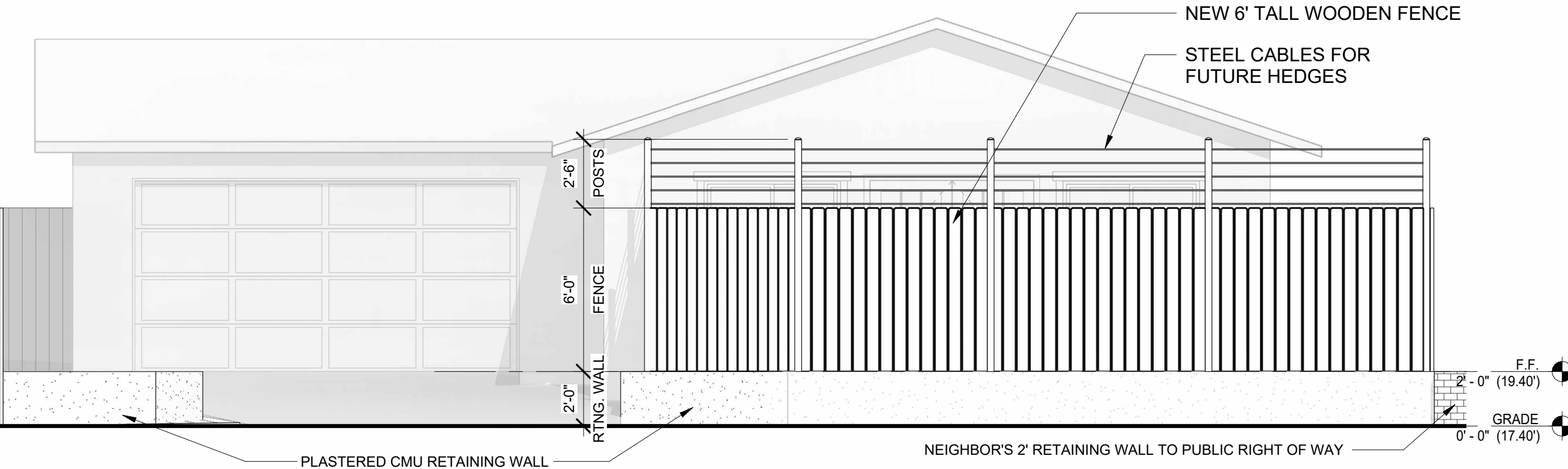
NEW 2'-0" RETAINING WALL, NEW 6'-0" WOODEN FENCE, NEW 225 S.F. CONCRETE SLAB AND NEW 6'x7' DOUBLE DOOR.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA RESIDENTIAL CODE
CITY OF GOLETA MUNICIPAL CODE



SOUTH HOME ELEVATION 2
1/4" = 1'-0"



SOUTH ELEVATION 1
1/4" = 1'-0"

210 Old Ranch Dr.

210 OLD RANCH DR.

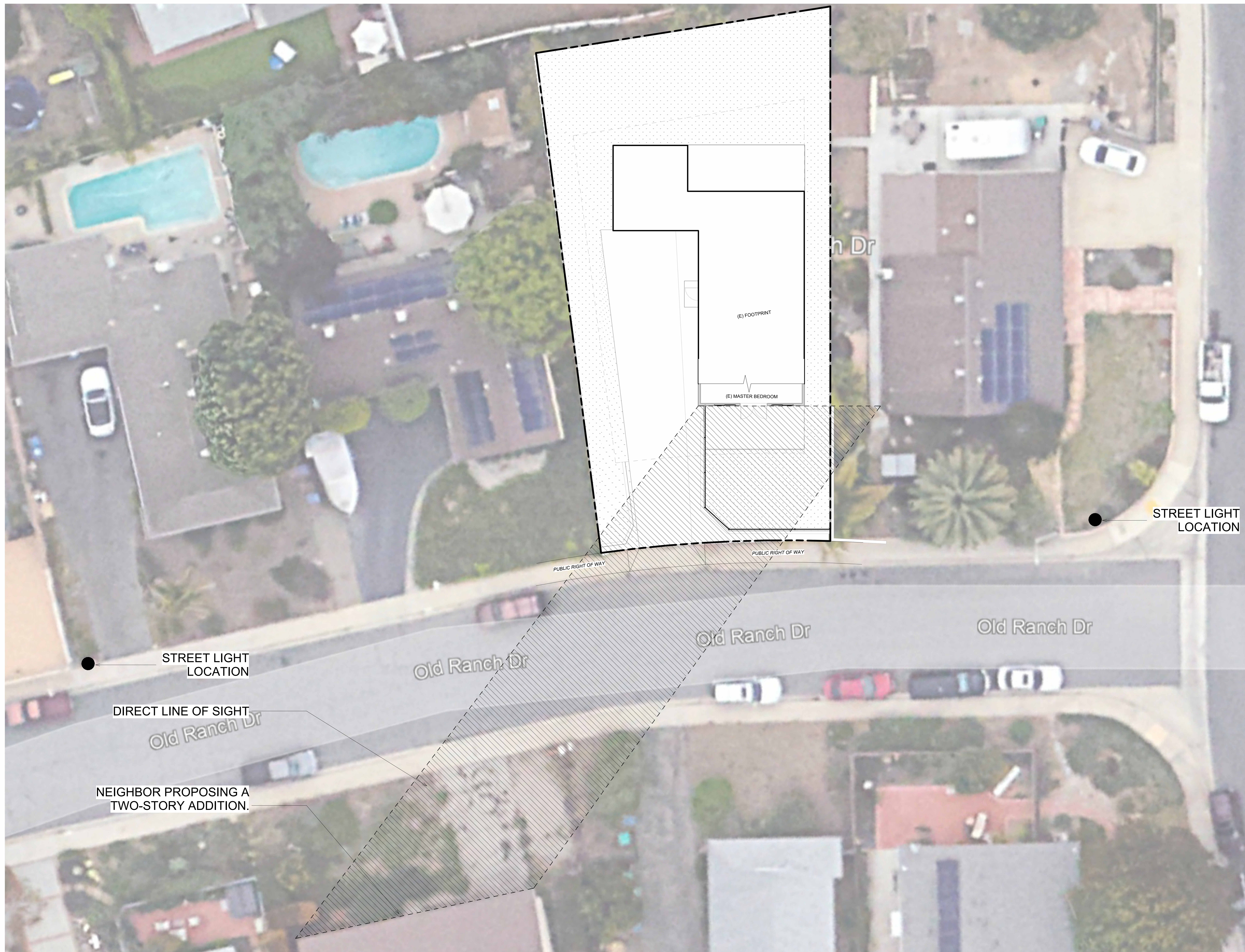
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REVISION	DESCRIPTION	DATE
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TITLE SHEET

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210 Old Ranch Dr.

PLANNING SUBMITTALS

ENLARGED SITE PLAN



FENCE



FENCE IN CONSTRUCTION



PRIOR TO FENCE



FRONT ELEVATION - DOUBLE DOORS



FENCE FINAL - INTERIOR VIEW



FENCE FINAL - FUTURE HEDGE PLANTING

210 Old Ranch Dr.
210 OLD RANCH DR.
<PLANNING SUBMITTASL>

△	REVISION	
NO	DESCRIPTION	DATE

EXISTING IMAGES

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WOODEN FENCING



RETAINING WALL PLASTER



WOODEN DOUBLE DOOR

	210 OLD RANCH DR.	MATERIAL BOARD
		CODE ENFORCEMENT

