



TO: Goleta Design Review Board
FROM: Luisa Negrete, Assistant Planner
SUBJECT: Second Story Residential Addition 7126 Del Norte Drive; APN 077-111-014 Case Nos. 26-0008-DRB, 26-0006-LUP

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final review with/without conditions of approval.

If the Final approval request cannot be granted at this meeting, the DRB can continue the item for additional information.

PROJECT DESCRIPTION:

This is a request for **Final** Review for a new second story addition with a balcony of 210 square feet on an existing 1,125 square foot single-story residence with an attached 452 square foot studio, and a permitted attached second-story accessory dwelling unit. The resulting project will increase the total living area of the primary residence to 1,335 square feet. The proposed addition includes interior stairs that will connect to a new bedroom, bathroom, closet space and Juliet balcony on the second floor. The proposed project conforms to the Maximum Floor area allowed for this parcel per Title 17, Zoning. The subject property is designated as Residential Single-Family (RS) in the Zoning and General Plan Land Use designation and is located in the Inland Zone.

The final review is the concluding step in the design review process. As mentioned in the discussion section below, the Design Review Board (DRB) last reviewed this project on May 26, 2026.

DISCUSSION:

The Design Review Board (DRB) reviewed the project on May 26, 2026 and requested additional information about the materials used for the balcony and windows, as well as photos of the surrounding two-story homes in the neighborhood. The DRB also asked for clarification on the existing and proposed floor plans, including a note for the permitted accessory dwelling unit (ADU). The applicant responded to the DRB's comments and provided revised plans that address all the requested information.

The May 26, 2026, DRB meeting can be view in the following link:
https://goleta.granicus.com/player/clip/2201?view_id=5&redirect=true

NEXT STEPS

If the DRB grants the applicant's request, the next steps include: (1) a 10-day DRB appeal period; (2) Land Use Permit (LUP) approval and a 10-day appeal period; (3) ministerial issuance of an LUP if no appeal is filed; (4) review and approval by Building & Safety ("Building Permits"); and (5) project construction, including Building & Safety site inspections.

If the DRB action is appealed and the appeal is upheld, DRB's Final Review action will be rescinded and the DRB process will start over after the disposition on the appeal

ATTACHMENTS

Attachment A - Project Plans

ATTACHMENT C

PROJECT PLANS



STREET VIEW - DEL NORTE DRIVE - SOUTH



STREET VIEW - DEL NORTE DRIVE - SOUTH



EAST ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



WEST ELEVATION



7183 AND 7185 ALAMEDA



7179 ALAMEDA



70 NAPA



7125 DEL NORTE



7121 DEL NORTE



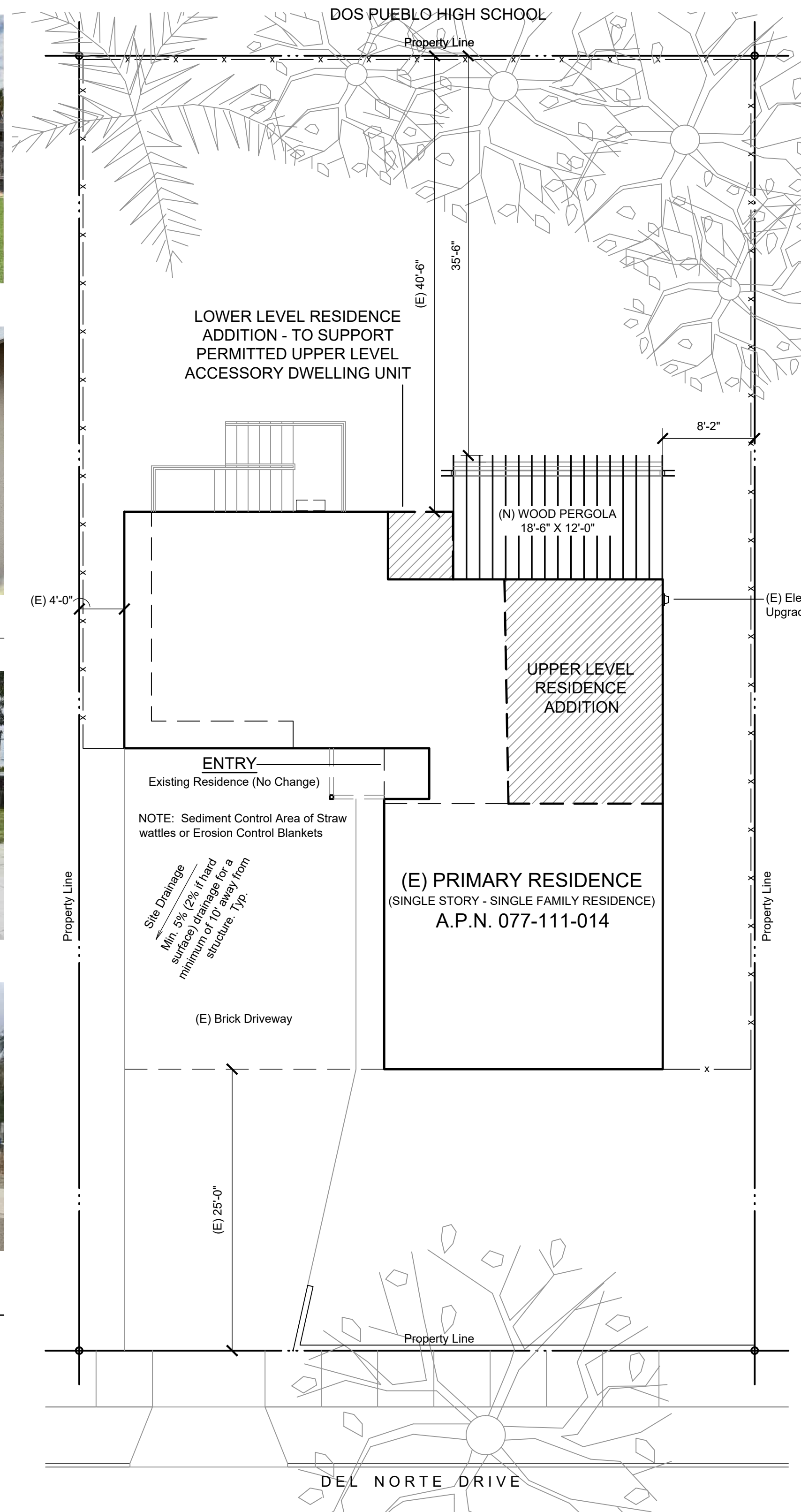
52 MENDOCINO

NEIGHBORHOOD COMPATIBILITY - OTHER 2-STORY HOMES



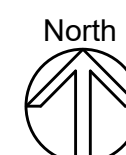
VICINITY MAP

Not To Scale



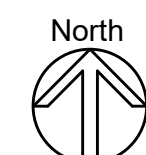
SITE PLAN - 7126 DEL NORTE DRIVE, GOLETA

1/8" = 1'-0"



PARCEL MAP

N.T.S.



PROJECT DATA / BUILDING ANALYSIS

7126 DEL NORTE DRIVE, GOLETA, CA.
 A.P.N. 077-111-014
 Address: 7126 Del Norte Drive Drive, Goleta, Ca.
 Jurisdiction: City of Goleta
 Owner: Jonathan and Kara Rocque
 Zone: RS-7
 Lot Size: .16 Acres (6969.6 sq. ft.)
 Existing Residence
 Existing Residence 1125 sq. ft.
 Existing Studio 453 sq. ft.
 Type of Construction: V-B
 Occupancy: Single Family Residence
 High Fire: No
 Parking: 0
 Occupancy Group: R-3 (Single Family) / U (Private Garage)
 Building Height - No Change ± 20'-6"

This project shall comply with:

California Residential Code 2025 Edition
 California Mechanical Code 2025 Edition
 California Plumbing Code 2025 Edition
 California Electrical Code 2025 Edition
 California Fire Code 2025 Edition
 California Energy Code 2025 Edition
 California Green Building Code 2025 Edition

CAL GREEN CODE:

Construction Waste Management requirements of CRC R324.1 will be met. Recycle and/or salvage for reuse of minimum of 50 percent of the non-hazardous construction and demolition waste in accordance with CGBC Chapter 4, Division 4.4 (Cal Green Code)

Finish materials including adhesives, sealants, caulks, paints and coatings, aerosol paints and coatings shall meet the volatile organic compound (VOC) emission limits in accordance with CGBC Chapter 4, Division 4.5 (Cal Green Code)

NOTE: THIS PROJECT DOES NOT CONTAIN / REQUIRE A FIRE SPRINKLER SYSTEM. REMODEL IS LESS THAN 75% OF EXISTING FLOOR AREA.

A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE DIVERTED TO RECYCLE OR SALVAGE PER SECTION 4.408.1 AND CITY ORDINANCE. MARBORG INDUSTRIES TO PROVIDE WASTE AND RECYCLE REMOVAL.

NOTE: NO FIRE SPRINKLERS REQUIRED.

SCOPE OF WORK

(E) RESIDENCE 1125 SQ. FT.

RESIDENCE ADDITION

UPPER LEVEL - (N) BEDROOM #4, (N) BEDROOM #4 BATH AND (N) CLOSET - (206 SQ. FT.)

LOWER LEVEL - (N) LAUNDRY ROOM - (35 SQ. FT.)

ACCESSORY STRUCTURE (N) WOOD PERGOLA - (225 SQ. FT.)

ACCESSORY STRUCTURE (N) WOOD JULIET BALCONY - (4 SQ. FT.)

(N) 470 SQ. FT.

TOTAL SQ. FT. ON SITE - 1595 SQ. FT.

MAXIMUM SIZE CALCULATION PER GOLETA MUNICIPAL CODE

GMC 17.07.040 6000 - 6999 sq. ft.

Lot Size: 6969.6 sq. ft.

1900 sq. ft. + (0.28 x 969.6)

1900 sq. ft. + 271.48 = 2171.48 sq. ft. MAX FAR

EXISTING = 1125 sq. ft.

PROPOSED NEW (addition, laundry room, pergola and balcony) = 470 sq. ft.

1595 SQ. FT. IS LESS THAN 2171.48 SQ. FT. = OK

LIST OF DRAWINGS

ARCHITECTURAL

A1.0 Project Statistics, Vicinity Map, Scope of Work, and Site Photos

G1 Residential Mandatory Measures

G2 Residential Mandatory Measures

A1.1 Existing Floor Plans - Upper and Lower Levels

A2.0 Floor Plans - Upper Level Accessory Dwelling Unit and Lower Level Floor Plan

A2.1 Roof Plan, Door and Window Schedule, Section and Details

A3.0 Existing and Proposed Exterior Elevations

Revisions:	Date:
LUP and Design Review	02/26/26
Letter of Completeness	04/29/26
Responses	06/01/26

Owner:
 Jonathan and Kara Rocque
 7126 Del Norte
 Goleta, Ca. 93117
 Tel.: 805-705-5910
 Email: jrocque@gmail.com
 rocquefam@yahoo.com

Permitting and Drafting:
 Amy Von Protz
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 Goleta, Ca. 93117
 Tel.: 805-722-0381
 Email: H2owill7@netscape.net

Structural Engineer:
 Stuart Tomeny
 Solid Structures
 4125 Market Street #13
 Ventura, California 93004
 Tel.: 805-684-1117

Energy Compliance:
 NRG Compliance, Inc.
 P.O. Box 3777 Santa
 Rosa, Ca 95402
 Tel: 707-237-6957

Contractor:
 T.B.D.

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 Tel.: 805-705-5910
 Email: jrocque@gmail.com
 rocquefam@yahoo.com

Date: -

Scale: As Noted

Job: Rocque

Sheet No.

A1.0

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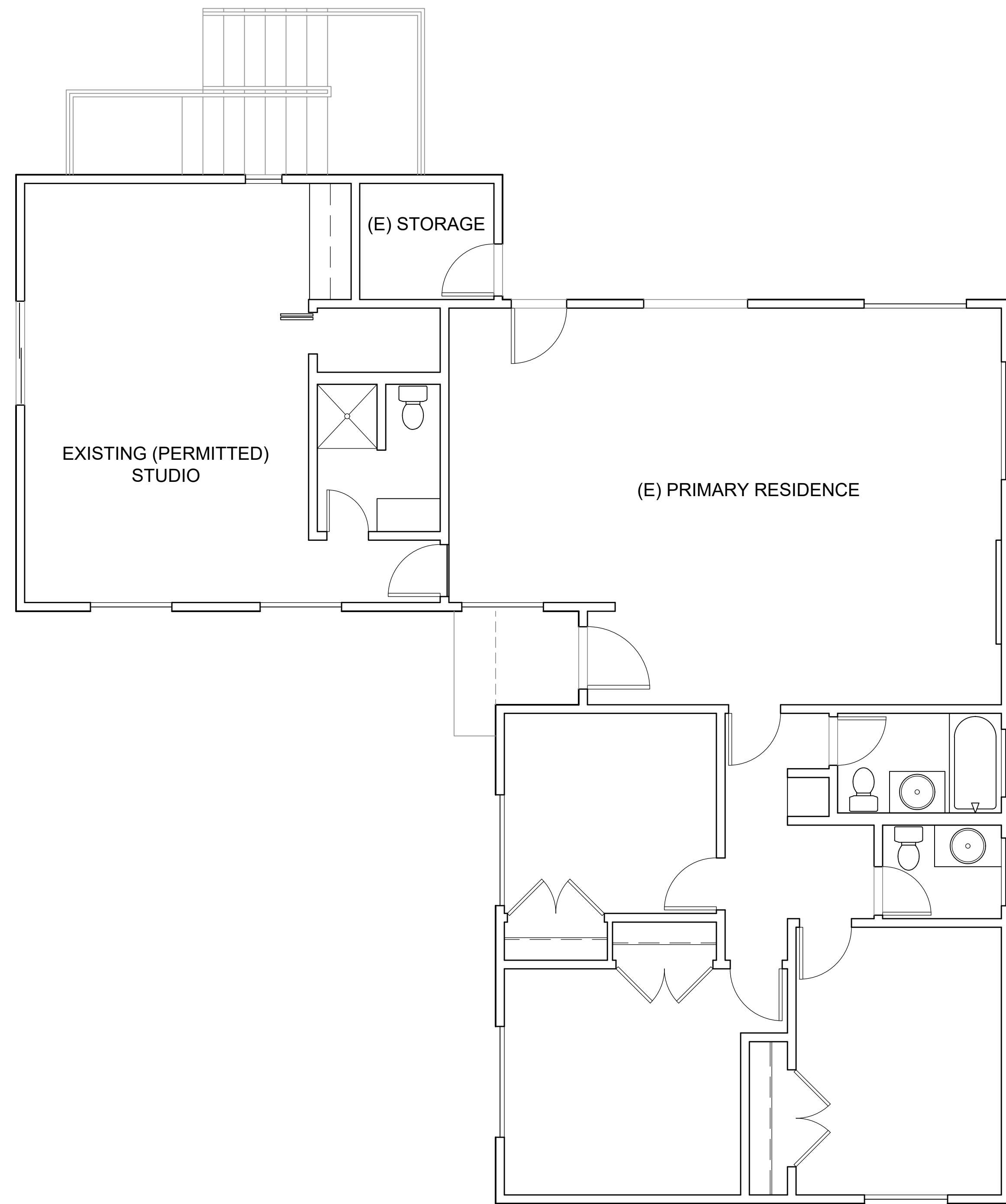
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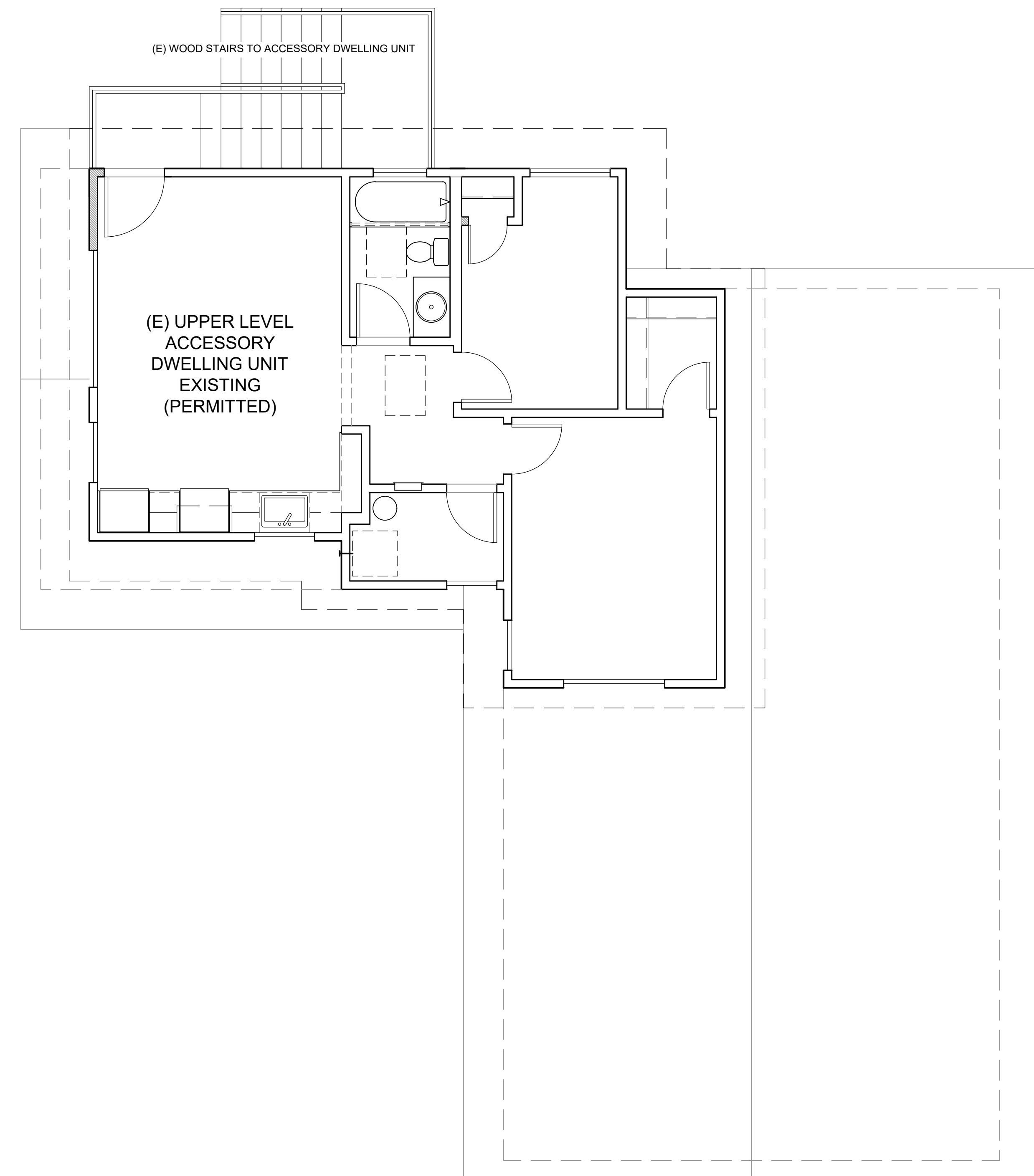
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EXISTING (PERMITTED) FLOOR PLAN

LOWER LEVEL

1/4" = 1'-0"



EXISTING (PERMITTED) FLOOR PLAN

UPPER LEVEL

1/4" = 1'-0"

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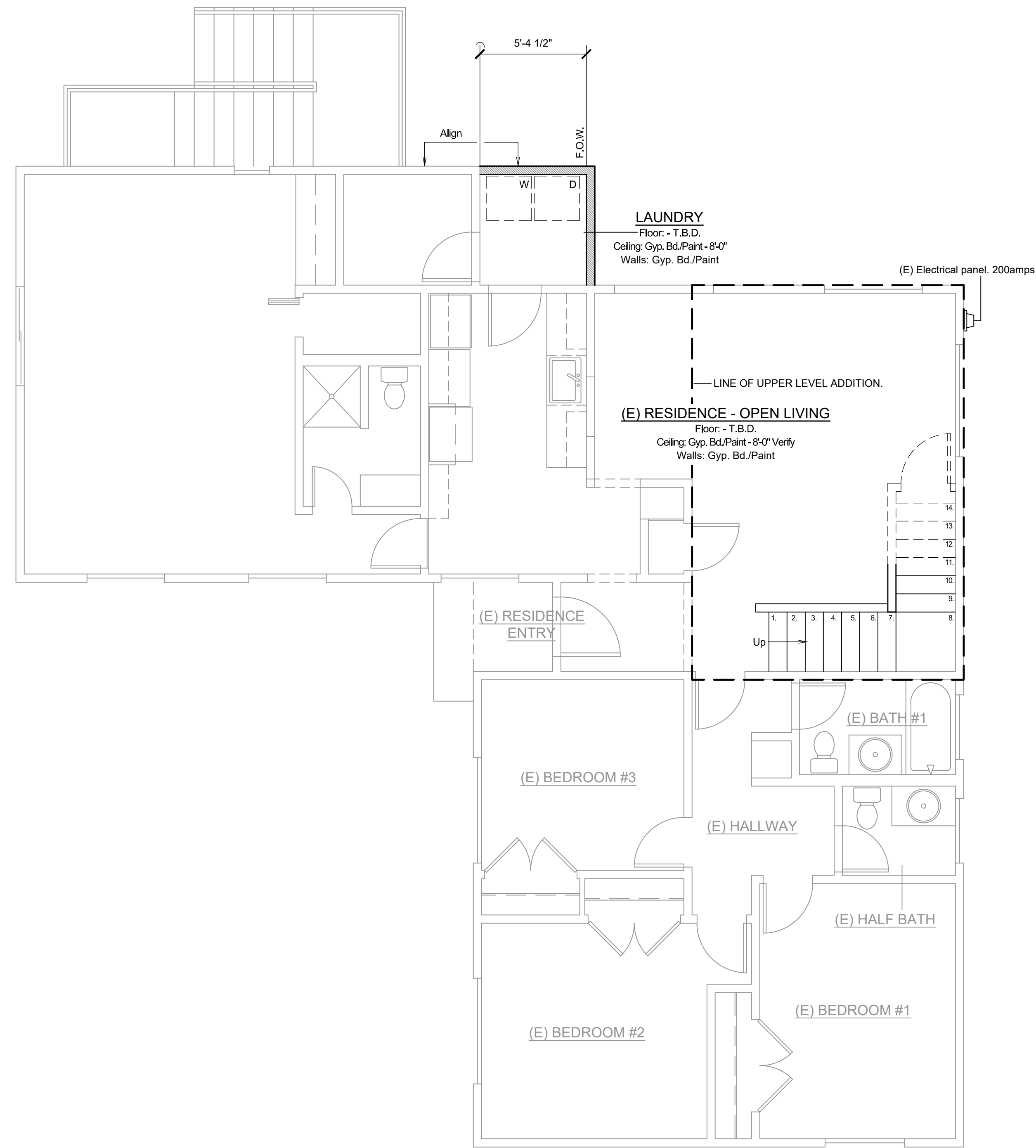
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PROPOSED FLOOR PLAN

LOWER LEVEL

1/4" = 1'-0"

Legend

- 2x4 D.F. Studs @ 16" o.c.
- 5/8" Type "x" gyp. bd. Ea. side Typ. (U.N.O.)
- 2x6 D.F. Studs @ 16" o.c.
- 5/8" Type "x" gyp. bd. Ea. side Typ. (U.N.O.)
- Fire Rated Wall
- Hose Bibb

Notes:

- All Dimensions to Finish U.N.O.
- Verify Existing and New Dimensions @ Job site
- Do Not Scale Drawings (dimensions governs)
- (E) Existing (N) New (F.O.S.) Face of Studs
- Report Structural issues during exploratory initial demolition.
- These drawings remain incomplete until such time as Owner makes all necessary Product, Equipment, Material, Finish Selections, such as those noted on the schedule "Notes" and any new information as required by the Contractor.

WATER COMPLIANT FIXTURE NOTES:

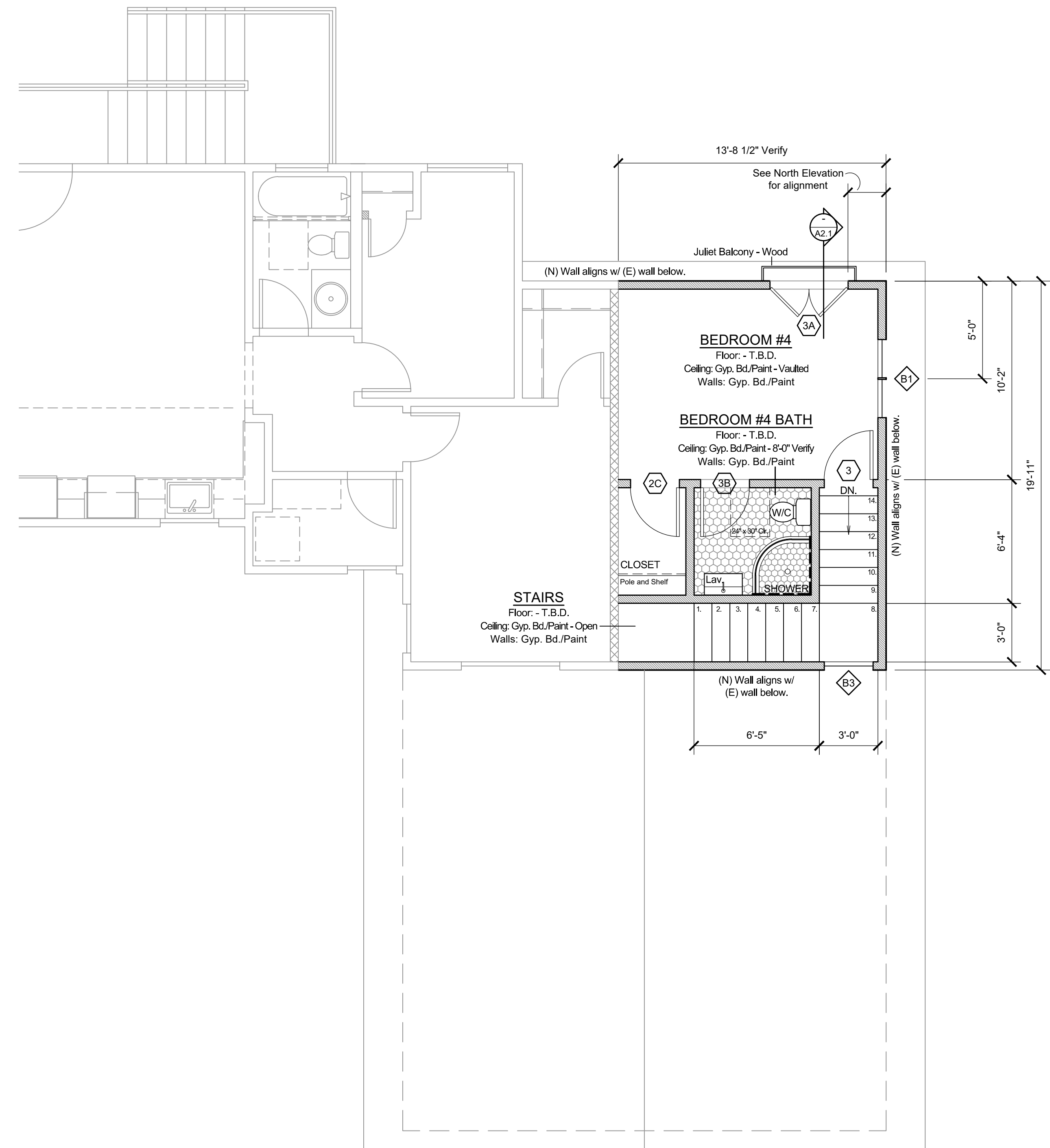
Non-compliant plumbing fixtures to be replaced with water-conserving plumbing fixtures.
Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.6 gallons of water per flush, (2) showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (3) any interior faucet that emits more than 2.2 gallons of water per minute. (CGBC 301: California Civil Code Section 1101.1)

Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria:

- the effective flush of water closets shall not exceed 1.28 gallons per flush
- showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi.
- lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi.

Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minutes at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be operation at a time. (Note: A hand-held shower is to be considered a showerhead for purposes of this provision.) (CGBC 4.303)



PROPOSED FLOOR PLAN

UPPER LEVEL

1/4" = 1'-0"

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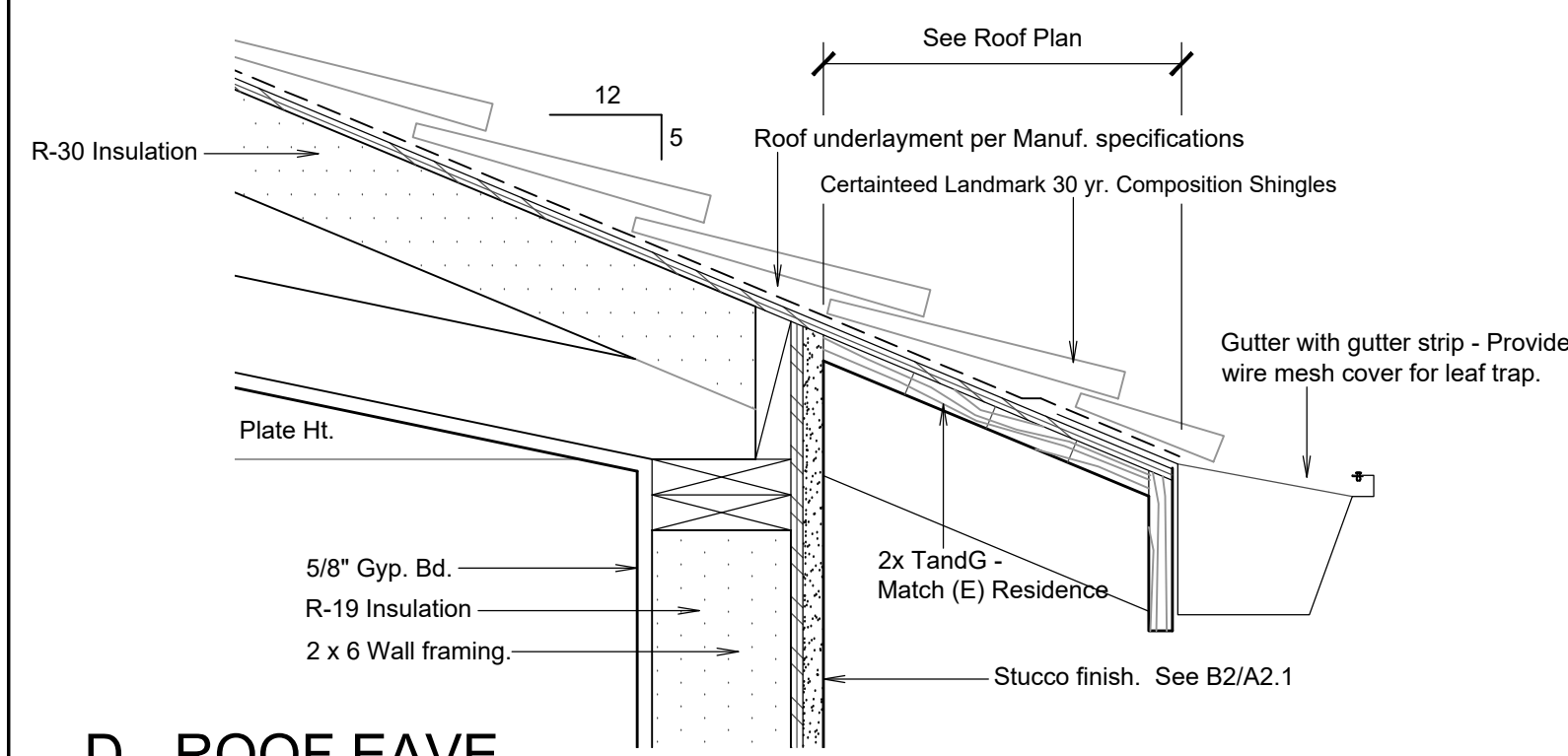
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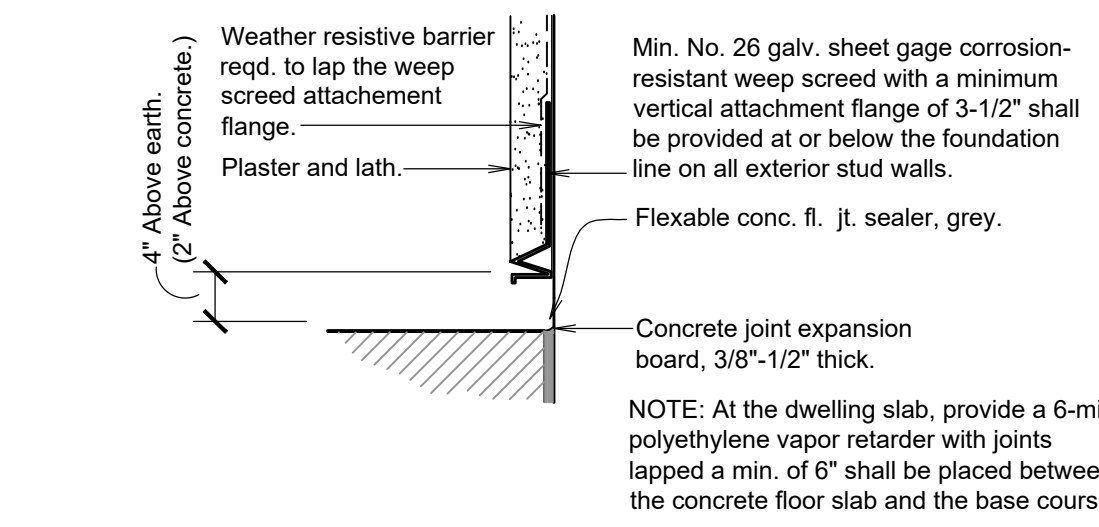
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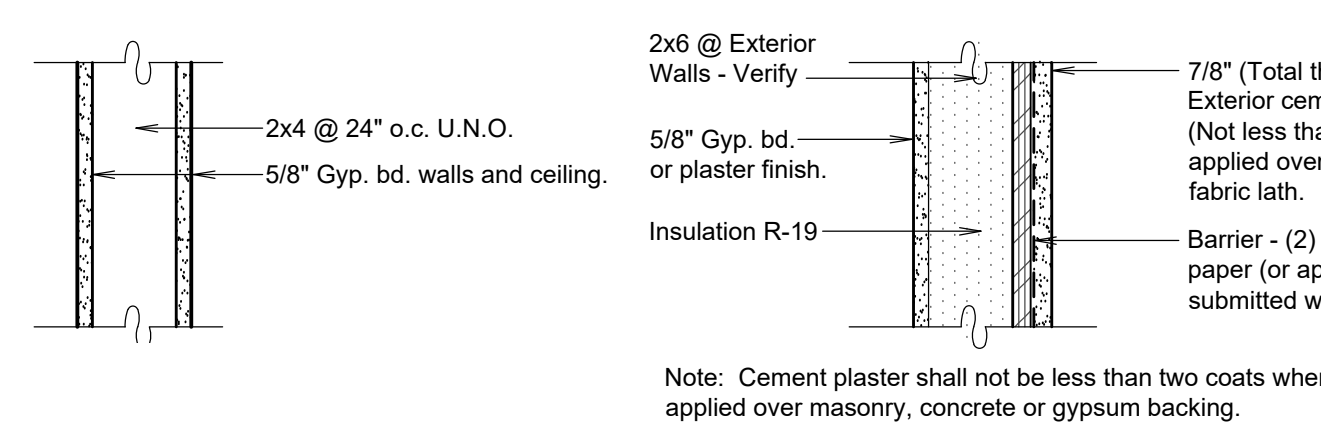
D - ROOF EAVE

1-1/2" = 1'-0"



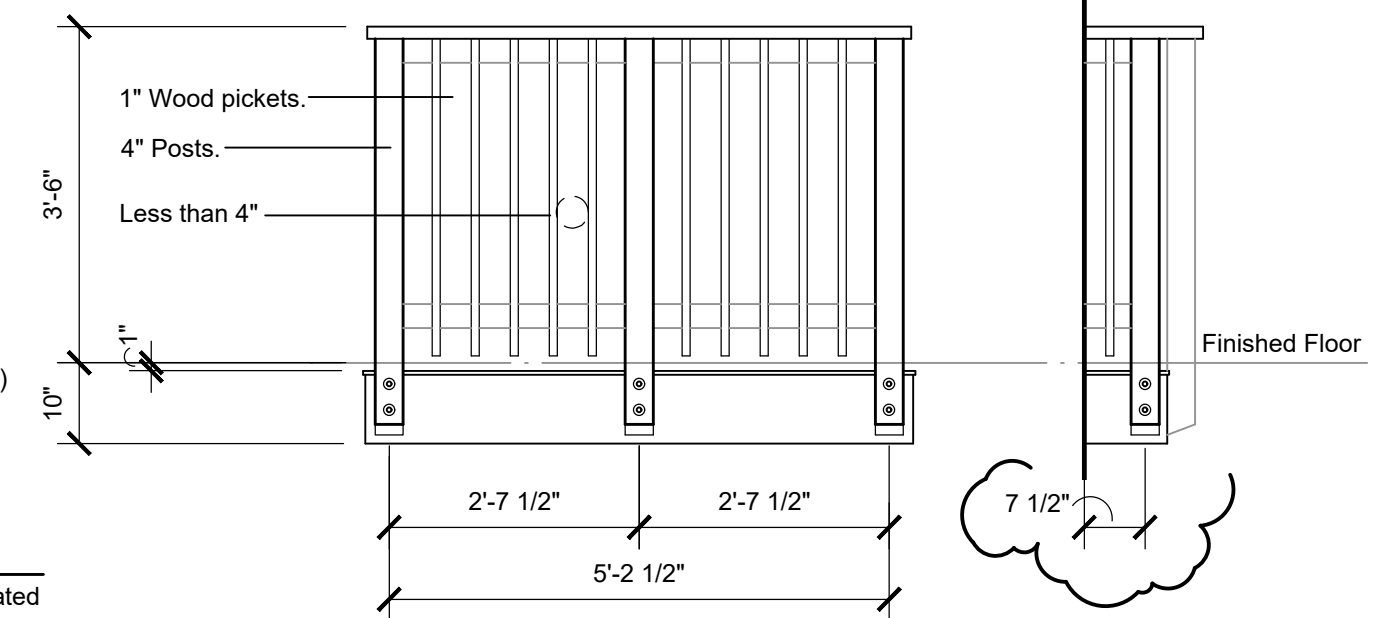
C - WEEP SCREED

1-1/2" = 1'-0"



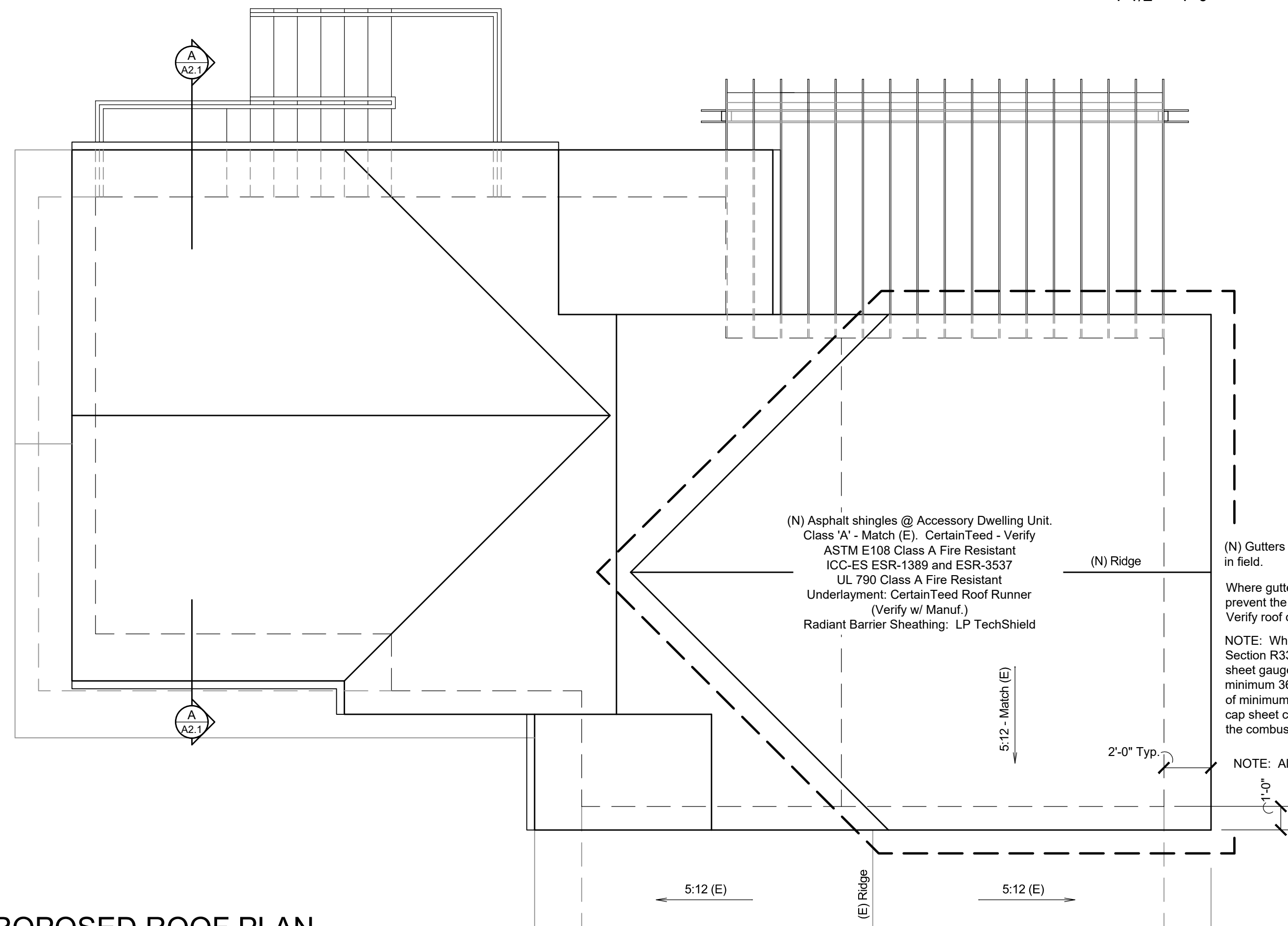
B - WALL SECTIONS

1-1/2" = 1'-0"



A - BALCONY DETAILS

1/2" = 1'-0"



PROPOSED ROOF PLAN

1/4" = 1'-0"

FLOOR-CEILING SYSTEMS, WOOD FRAMED

GA FILE NO. FC 5105	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD JOISTS			
One layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 60" long with screws at 12" o.c. Resilient channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d common nails. Wood joists supporting 7/8" plywood and 1" proprietary sanded gypsum underlayment. STC rated with 3 1/2" glass fiber insulation in joist spaces and with carpet and pad. Second layer of 1/2" or 5/8" type X gypsum wallboard required to achieve 1 hour fire resistance rating when glass fiber insulation is used.			
PROPRIETARY GYPSUM BOARD			
American Gypsum Company LLC	- 1/2" FireBlock Type C	Approx. Ceiling Weight: 2 psf	Fire Test: UL 96352, 4-21-71
CertainTeed Gypsum Inc.	- 1/2" ProBlock Type C Gypsum Panels	Sound Test: UL Design L502	GBN 8W-10 MT, 10-13-70
CertainTeed Gypsum Canada Inc.	- 1/2" ProBlock Type C Gypsum Panels	ICC & Test: (73 C & F)	GBN 8W-10 MT, 10-13-70
Georgia-Pacific Gypsum LLC	- 1/2" ToughBlock Fireguard C		
Lullage North America Inc.	- 1/2" FireBlock Type C		
National Gypsum Company	- 1/2" Gold Block Brand FIRE-SHIELD C SM Gypsum Board		
PABCO Gypsum Temple-Inland	- 1/2" FLAME CURBB Super C SM 1/2" TG-C		

F1 - CEILING ASSEMBLY - FIRE SEPARATION

N.T.S.

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3343	PROPRIETARY*	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM PANEL PRODUCT, WOOD STUDS			
One layer 5/8" proprietary gypsum panel product applied parallel to each side of 2 x 4 wood studs 16" o.c. with 6d coated nails, 17 1/2" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints staggered 16" on opposite sides. Sound tested with 3 1/2" glass fiber insulation friction fit in stud space. (LOAD-BEARING)			
PROPRIETARY GYPSUM PANEL PRODUCT			
Temple Inland	- 5/8" Type X ComfortGuard Sound Deadening Gypsum Board	Thickness: 4 1/4"	Approx. Weight: 7 psf
		Fire Test: UL 96037, 08NK14525, 11-10-08, UL Design L339	Sound Test: DL 98-0605, 9-3-08

F - WALL ASSEMBLY - FIRE SEPARATION

N.T.S.

DOOR SCHEDULE

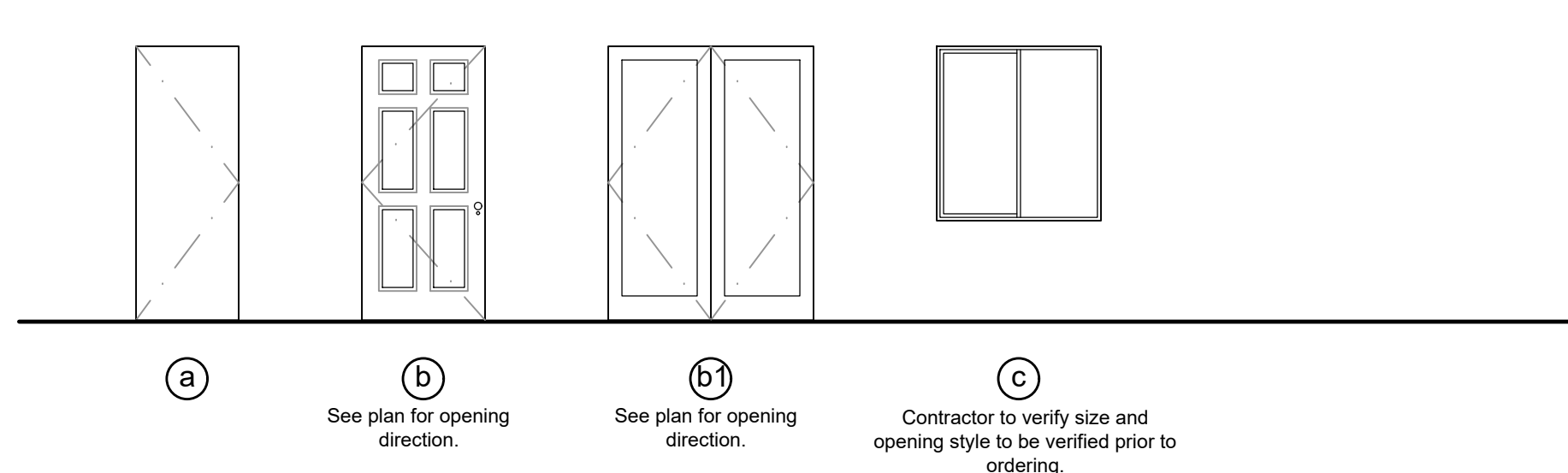
NOTE: Material for the exterior doors and windows - All Windows and Doors to match (E) Residence. * NFRC thermal performance labels shall remain on the windows and doors until final inspection.

Symbol	Location	Type	Height	Width	Remarks
RESIDENCE					
(A)	LAUNDRY	a	6'-8"	2'-6"	
(B)	BEDROOM #4	a	6'-8"	2'-6"	
(C)	BEDROOM #4	b1	6'-8"	Pr. 2'-0"	Tempered Glass
(D)	BEDROOM #4 - BATH	a	6'-8"	2'-6"	
(E)	BEDROOM #4 - CLOSET	a	6'-8"	2'-6"	

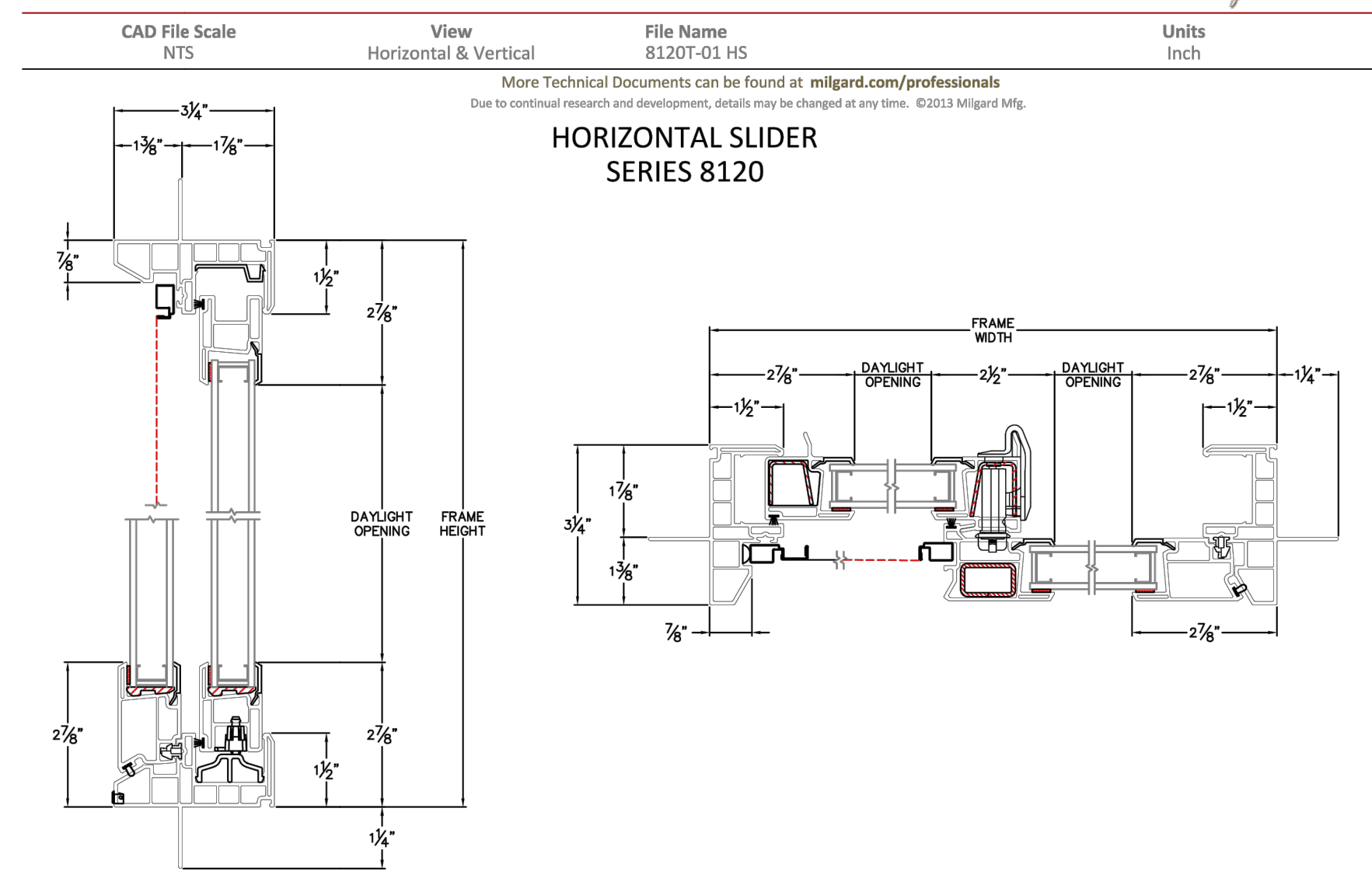
WINDOW SCHEDULE

Symbol	Location	Type	Size	Total	U-Factor	SHGC	Remarks
RESIDENCE							
(A)	BEDROOM #4	c	6'-0" W x 4'-0" H	1			
(B)	STAIRS	c	2'-6" W x 3'-2" H	1			

DOOR/WINDOW ELEVATIONS



Cross Section Drawing - VINYL
Tuscany Horizontal Slider Window
1 3/8" Fin Setback



HEAD & SILL WINDOW DETAILS JAMBS

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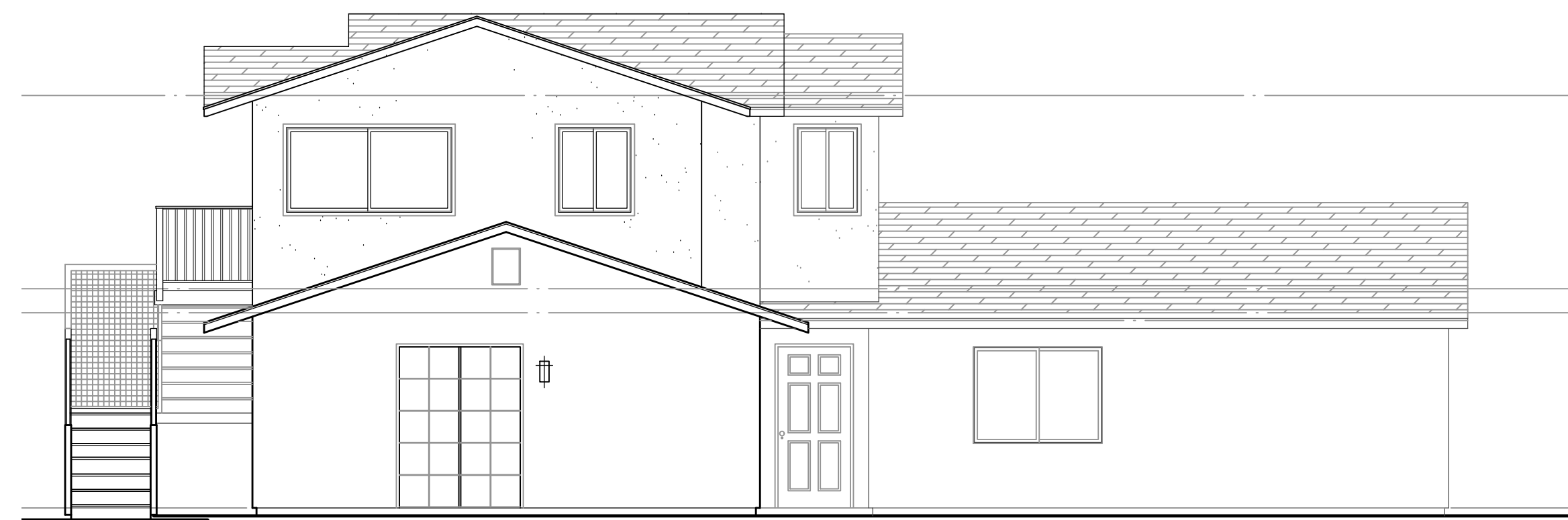
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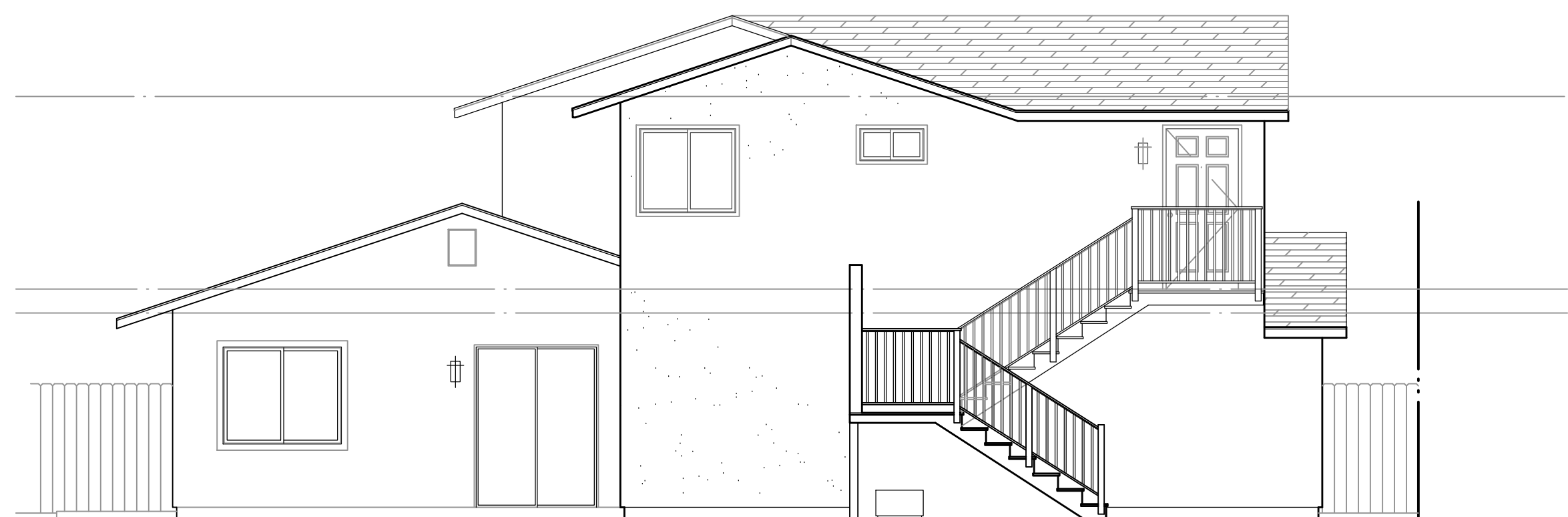
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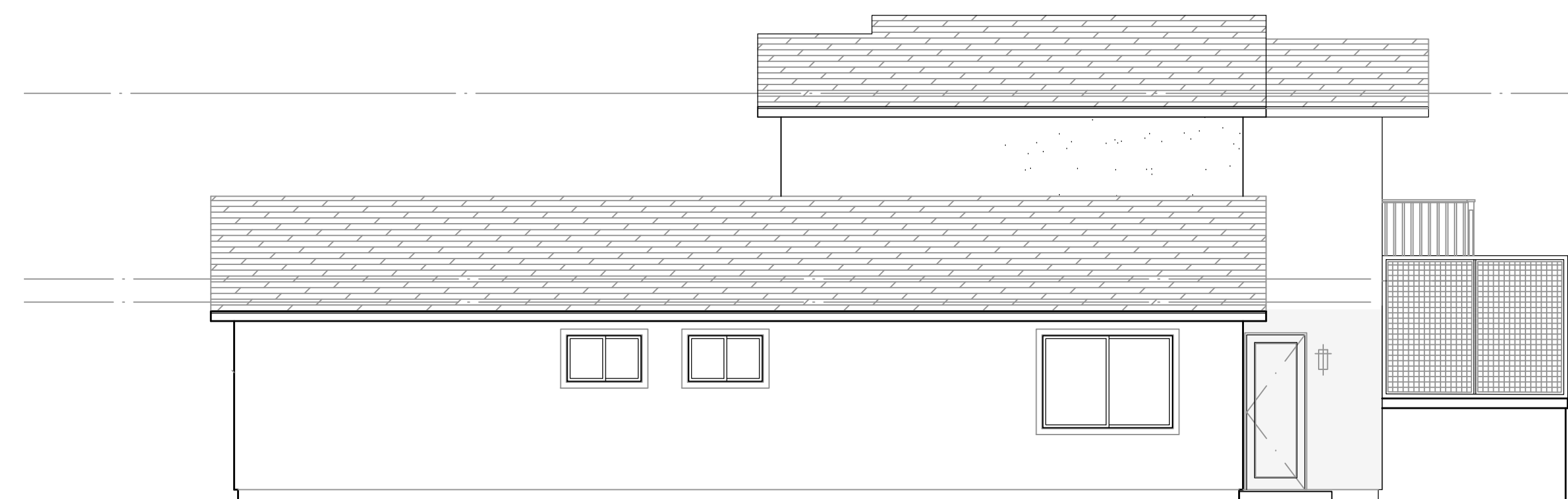
EXISTING (PERMITTED) EXTERIOR ELEVATION - SOUTH
STREET VIEW - DEL NORTE DRIVE
3/16" = 1'-0"



EXISTING (PERMITTED) EXTERIOR ELEVATION - WEST
(E) Entry to Primary Residence.
3/16" = 1'-0"



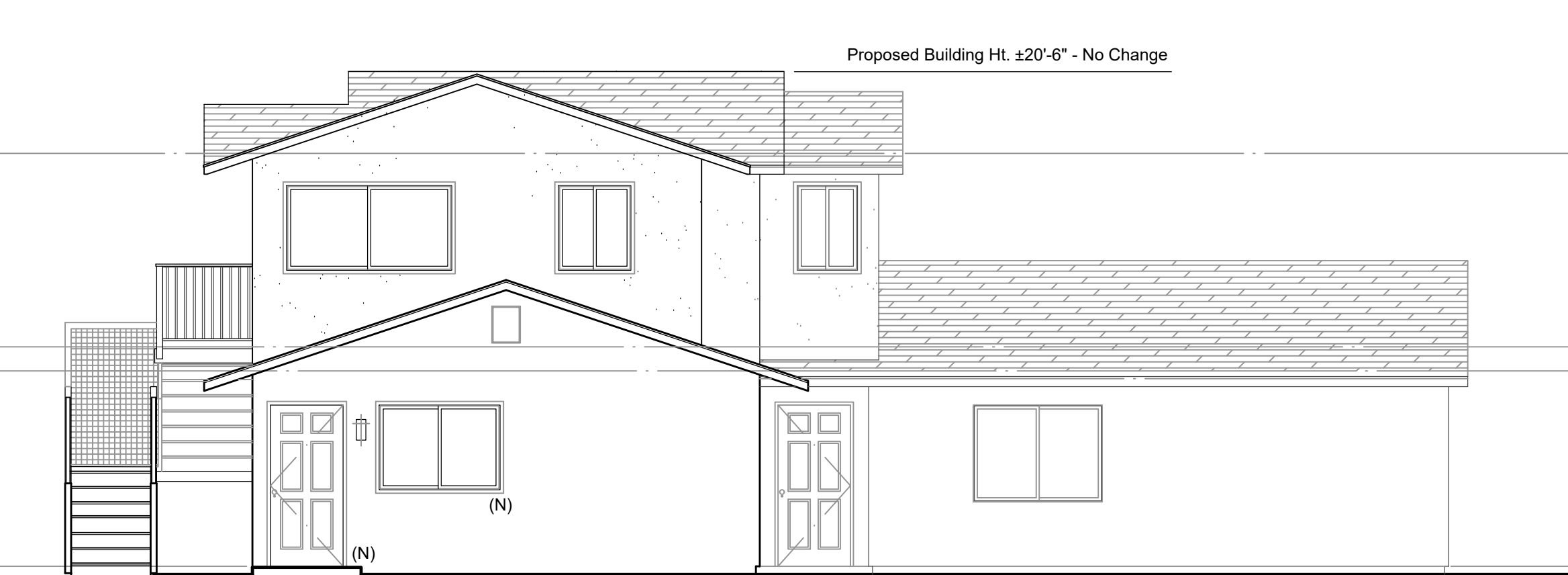
EXISTING (PERMITTED) EXTERIOR ELEVATION - NORTH
Lower Level addition to support ADU.
3/16" = 1'-0"



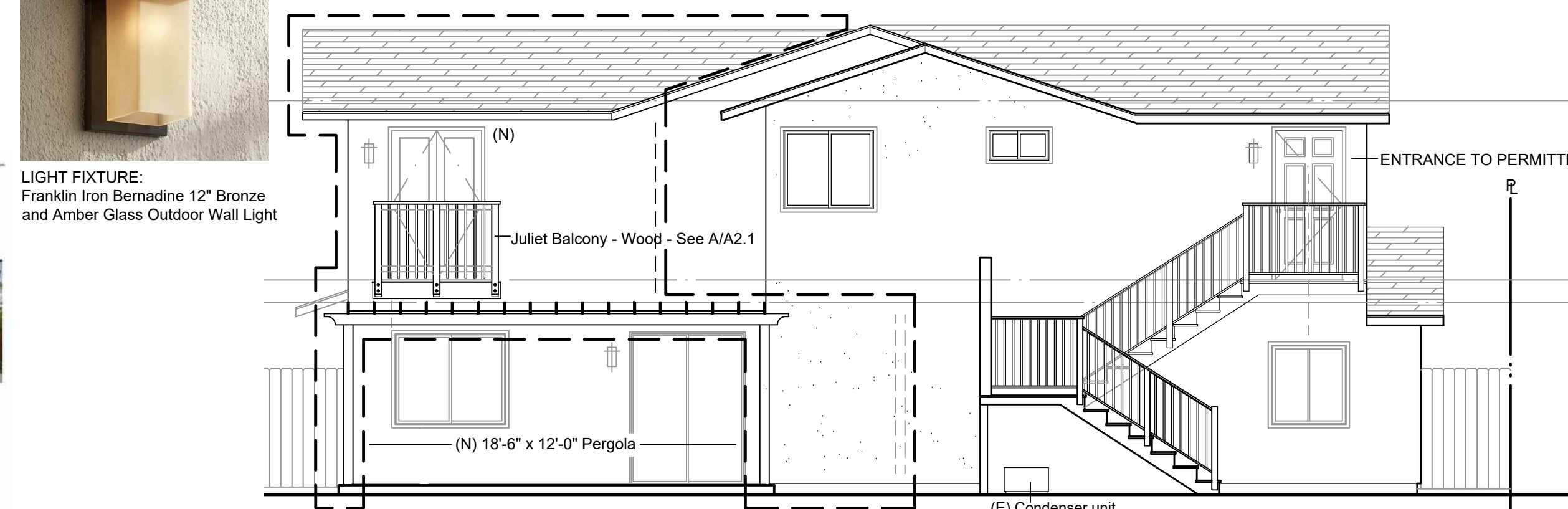
EXISTING (PERMITTED) EXTERIOR ELEVATION - EAST
Shaded Area - Proposed Lower Level addition to support ADU.
3/16" = 1'-0"



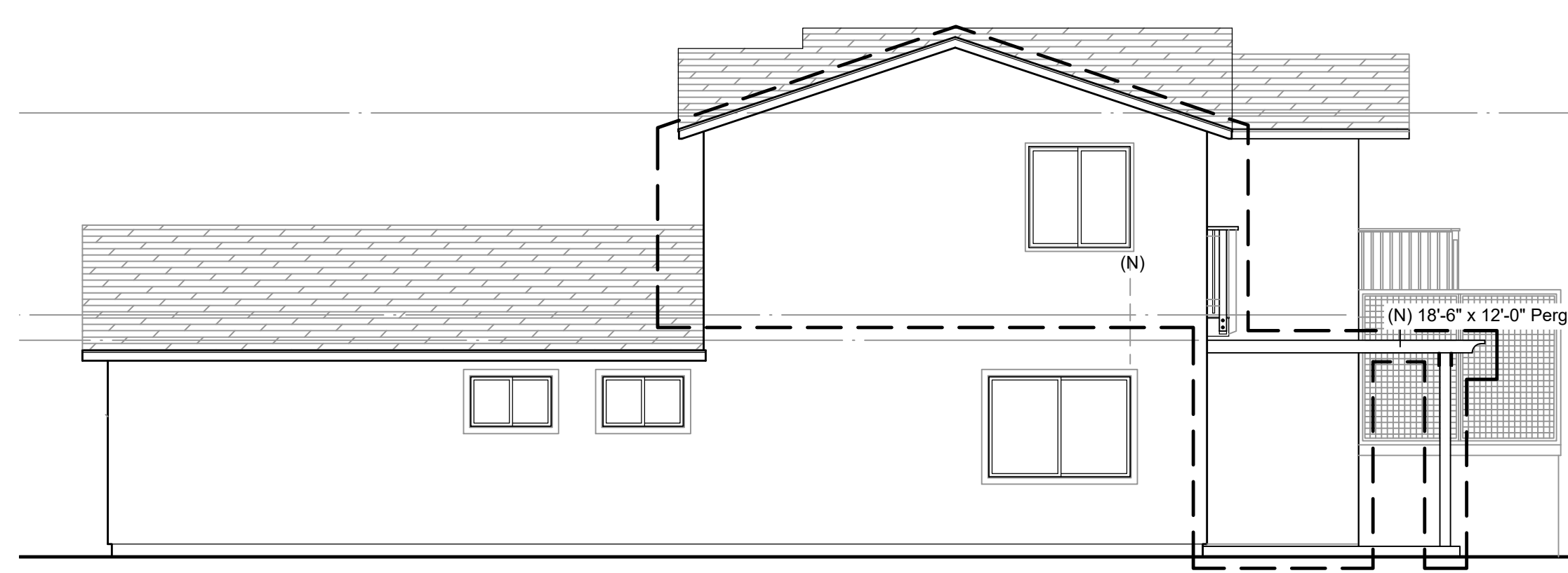
PROPOSED EXTERIOR ELEVATION - SOUTH
STREET VIEW - DEL NORTE DRIVE
3/16" = 1'-0"



PROPOSED EXTERIOR ELEVATION - WEST
Proposed Building Ht. ±20'-6" - No Change
ENTRANCE TO JADU
3/16" = 1'-0"



PROPOSED EXTERIOR ELEVATION - NORTH
FACING REAR YARD PROPERTY LINE - DOS PUEBLO HIGH SCHOOL
(E) Condenser unit.
3/16" = 1'-0"



PROPOSED EXTERIOR ELEVATION - EAST
(N) 18'-6" x 12'-0" Pergola
3/16" = 1'-0"

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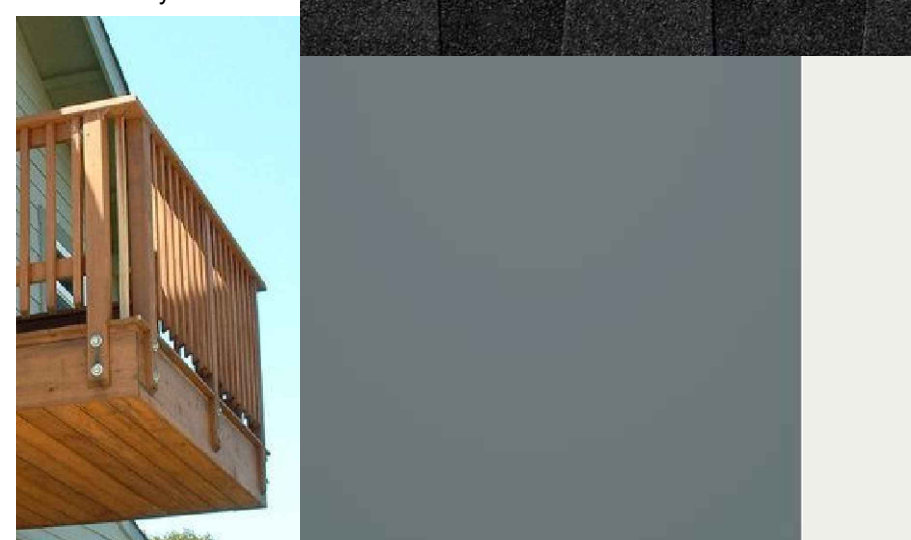
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ROOF MATERIAL: Certainteed - Landmark - Cinder Black

STAIN: Juliet Balcony and Trellis



EXTERIOR TRIM COLOR: SW 7006, Extra White - Manuf. Sherwin-Williams
EXTERIOR PRIMARY COLOR: SW 6235, Foggy Day - Manuf. Sherwin-Williams

WINDOWS: Milgard Tuscan - VINYL TO MATCH EXISTING



COVER YOUR PERGOLAS: 15x11 Solid-Roof Pergola Attached to House
Color: Stained
Material: Wood

LIGHT FIXTURE: Franklin Iron Bernadine 12" Bronze and Amber Glass Outdoor Wall Light

