



Agenda Item C.1
CONCEPTUAL/PRELIMINARY/FINAL REVIEW
Meeting Date: November 12, 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. Adopt CEQA Categorical Exemption Section 15301(e)(2) as provided in Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve or approve with conditions.

PROJECT DESCRIPTION:

This is a request for a **Conceptual, Preliminary, and Final 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, has been vacant for over 10 years and opened to the elements for most of that time. This proposal aims to remedy the multiple violations on the property, and to rehabilitate the house to livable standards.

The proposal is to include 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. This proposal also includes removal of 30 square feet of existing habitable area (reconfigured first floor back door area and the second floor area 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 240 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 3,089 square feet which is 195 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.

The DRB first reviewed the project on May 27, 2025. The DRB comments included:

- changing the fencing to come off the corners of the house instead of near the sidewalk,
- provision of a comprehensive landscape that:
 - install two canopy trees on either of the driveway,
 - install screen shrubs along Cathedral Oaks,
 - remove of the proposed canopy tree on Cathedral Oaks,
 - replace the street tree along Alameda Ave,
 - add street trees along Cathedral Oaks,
- extend the CMU block wall to the property line along Cathedral Oaks
- address view corridors to south and western neighbors,
- remove the rolling gate,
- provide information on the site plan regarding permeable vs impervious square footage data, and provide sections; and
- parking concerns.

The applicant changed the fencing to come off the corners of the house instead of near the sidewalk, provided a comprehensive landscape plan, provided sections, provided permeable vs impervious square footage data, and extended the wall along the property line along Cathedral Oaks while removing the rolling gate.

DRB reviewed the project again on August 26, 2025. The DRB comments included:

- reductions in bulk/volume of the house
- provide more details reinforcing neighborhood compatibility
- move row of California lilacs to wall from patio
- plant corner area with grass

- consistent wall across Cathedral oaks/continue CMU wall to western property line
- consider additional screening along property line on west
- move one jacaranda to the northern side driveway on Alameda
- study adding hip roofs to gable elevations

The applicant increased the roof deck from 219 to 240 square feet, reduced area of proposed additions by only adding infill interior area at the existing stair well, reduced bedroom count to 6, moved Jacaranda tree, continued fence line to the north, infilled gate opening at northwest corner with CMU, and added trees to screen second floor windows to both west and south.

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) Building Permits and construction.

If the DRB action is appealed and the appeal is upheld, or the Director does not approve the associated Land Use Permit, the 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

ATTACHMENT A
Preliminary Review and California Environmental Quality Act Findings
Pini Rehabilitation and Additions
7299 Alameda Ave
Case No. 25-0007-LUP and 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 240 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. More plants were added from the previous submittal.

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 240 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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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.

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

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

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

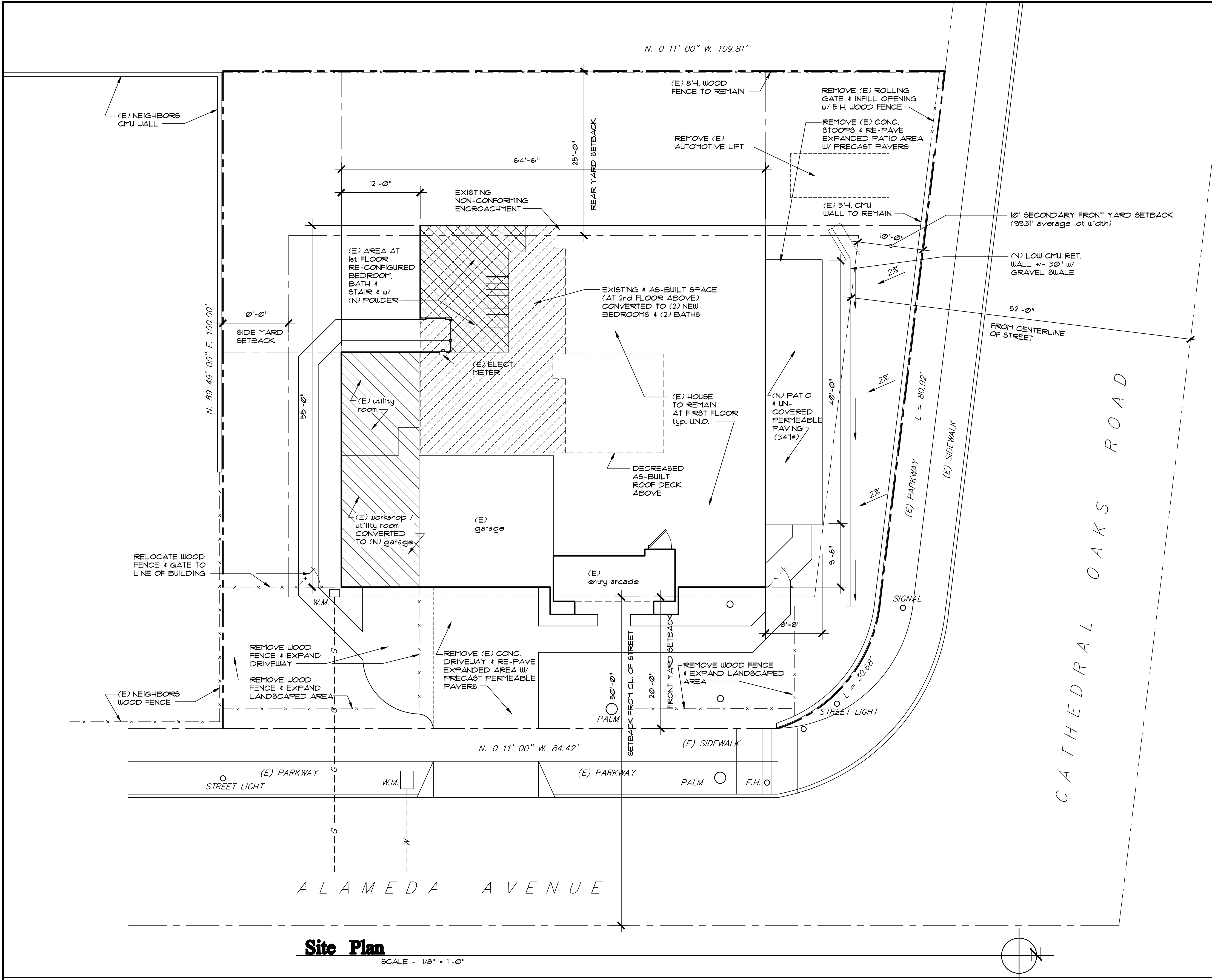
☐No

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 93117	
OWNER'S NAME, ADDRESS & PHONE:		DARIO FINI 2019 STATE STREET, SANTA BARBARA, CA 93101	
ARCHITECT:		BRYAN MURPHY 292 EL SUENO RD, SANTA BARBARA, CA 93110	
ASSESSOR'S PARCEL NO.:		011-381-001	
ZONING:		R8-B	
CONSTRUCTION TYPE:		V - B	
OCCUPANCY GROUP(S):		R-3 / U-1	
SITE AREA:		10,454 sq.ft. (24 ACRES)	
RIGHT OF WAY AREA:		0 sq.ft.	
AVERAGE SLOPE OF SITE:		4 percent	
HIGH FIRE AREA:		NO	
GRADING PROPOSED:		NONE	
CUT & FILL UNDER MAIN BUILDING:		n/a	
CUT & FILL OUTSIDE MAIN BUILDING:		0 CU. YD. FILL	
IMPORT		0 CU. YD. IMPORT	
EXPORT		n/a	
PARKING :		(2) (E) COVERED SPACES + (1) PROPOSED (N) COVERED SPACE	
(E) NUMBER OF FLOORS:		(2)	
FLOOR AREAS:			
EXISTING:			
EXISTING RESIDENCE-----		(2292-1st + 5093-2nd) 2,801* net, 2,952* gross	
EXISTING GARAGE-----		371* n. 389* g.	
EXISTING UTILITY / WORKSHOP-----		394* n. 423* g.	
EXISTING ENTRY PORCH / ARCADE-----		122*	
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 AS-BUILT ROOF DECK-----		240*	
CONVERTED TO GARAGE:			
PROPOSED FROM UTILITY / WORKSHOP AREA-----		235* n. 255* g.	
PROPOSED TOTAL GARAGE AREA :		606* n. 644* g.	
PROPOSED UTILITY ROOM AREA :		159* n. 168* g.	
PROPOSED TOTAL RESIDENCE:-----		2,915* net, 3,089* gross	
PROPOSED TOTAL PORCH / DECK & PATIO-----		686*	

SCOPE OF WORK:

ABATEMENT OF VIOLATIONS, ADDITION, INTERIOR REMODEL & EXTERIOR REVISION TO (E) 2,801* net (2,952* gross) SINGLE FAMILY RESIDENCE w/ (E) ATTACHED GARAGE 371* net (389* gross) & UTILITY / WORKSHOP 394* net (423* gross). PROPOSED ADDITION IS AN INTERIOR ADDITION AT 2nd FLOOR 144* net (167* gross) WITHIN EXISTING VOLUME (AT (E) 2-STORY ATRIUM), & 30* (E) HABITABLE AREA REMOVED FOR A TOTAL PROPOSED BUILDING AREA OF 3,680* net (3,920* gross). AN UNCOVERED (PERMEABLE PAVING PATIO) ADDITION OF 341* 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 MANSARD, AND COMPLETING THE HIP ROOF FORMS AT GARAGE & ENTRY ARCADE AREAS, AS WELL AS CONVERTING THE REAR PORTION OF THE EXISTING FLAT ROOF, TO A SMALLER ROOF DECK (240*) IN THE AREA THE PREVIOUS SECOND STORY ROOF "SOLARIUM" WAS TO BE REMOVED PER PREVIOUS LUP

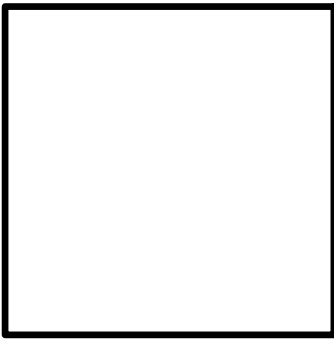
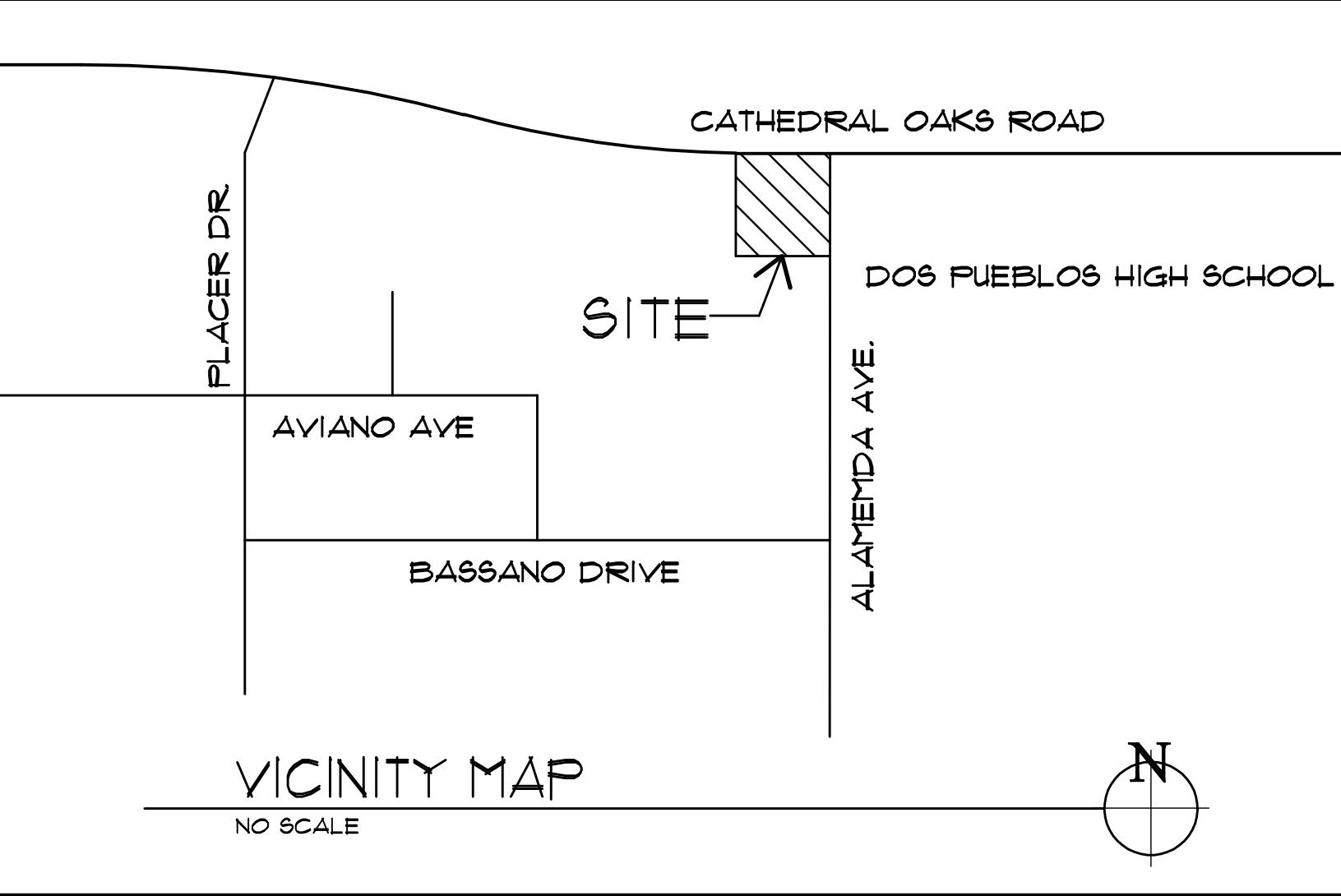
SHEET INDEX	
A-0	PROJECT DATA, SITE PLAN
A-1	PROPOSED 1st FLOOR PLAN
A-11	AS-BUILT 1st FLOOR PLAN
A-12	EXISTING 1st FLOOR PLAN
A-13	AREA DISPOSITION PLANS 1st & 2nd
A-2	PROPOSED 2nd FLOOR PLAN
A-21	AS-BUILT 2nd FLOOR PLAN
A-22	EXISTING 2nd FLOOR PLAN
A-3	PROPOSED & EXISTING ELEVATIONS
A-4	PROPOSED & EXISTING ELEVATIONS
L-1	PRELIMINARY LANDSCAPE PLAN

GENERAL NOTES

1. 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 AMENDMENTS AS ADOPTED BY THE CITY OF GOLETA.

2. 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.

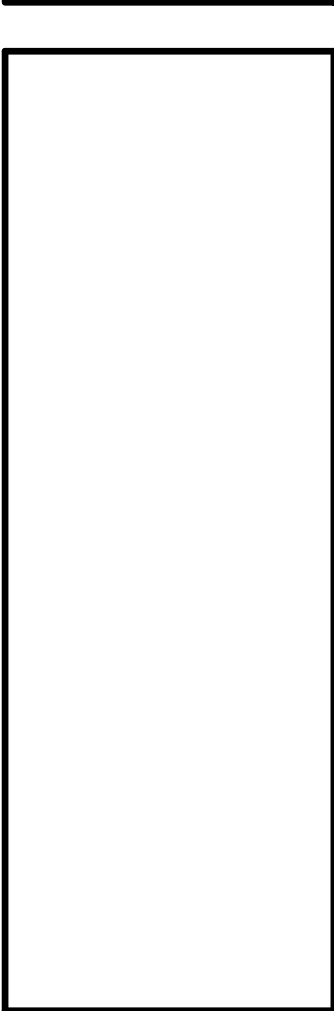
3. PRIOR TO CONSTRUCTION, VERIFY ALL DIMENSIONS & DETAILS WITH FIELD CONDITIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES. DIMENSIONS TO TAKE PRECEDENCE OVER SCALE, LARGE-SCALE DETAIL OVER SMALL AND SPECIFICATIONS OVER DRAWINGS.



9-25-25
1
2
3
BLT FILE: B25wscap

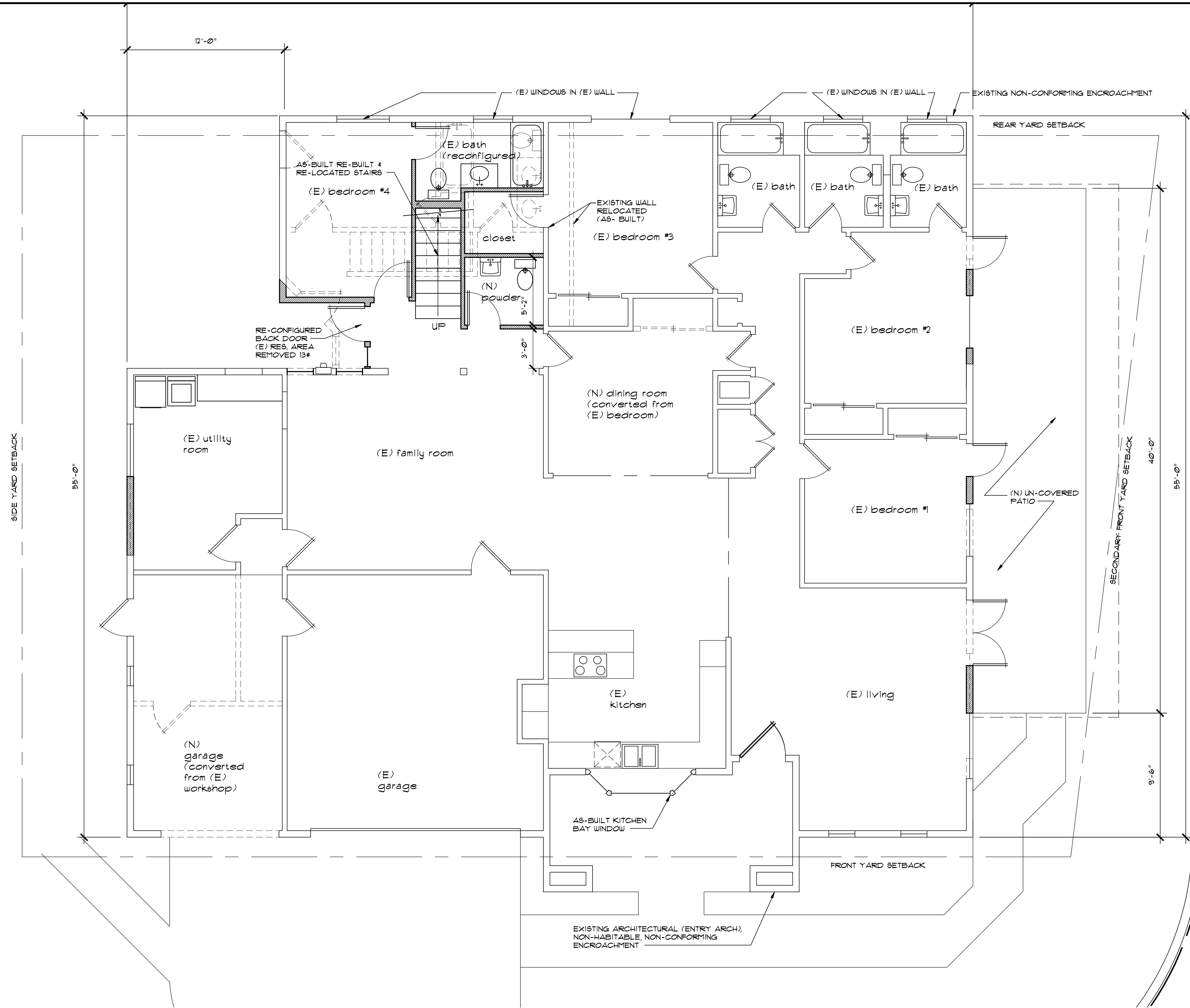
MURPHY & ASSOCIATES, ARCHITECTS
292 EL SUENO ROAD
SANTA BARBARA, CA 93110
(805) 453-1618

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

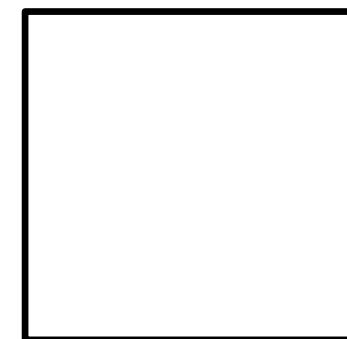
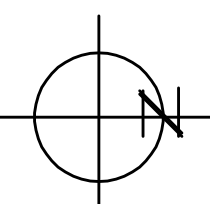


A-0

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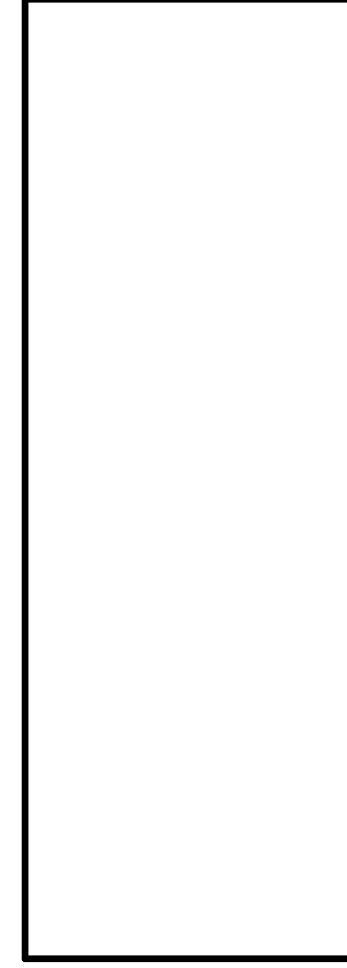
PROPOSED 1st Floor Plan
SCALE - 1/4" = 1'-0"



7-8-25
1
2
3
PLOT FILE: 729Alameda

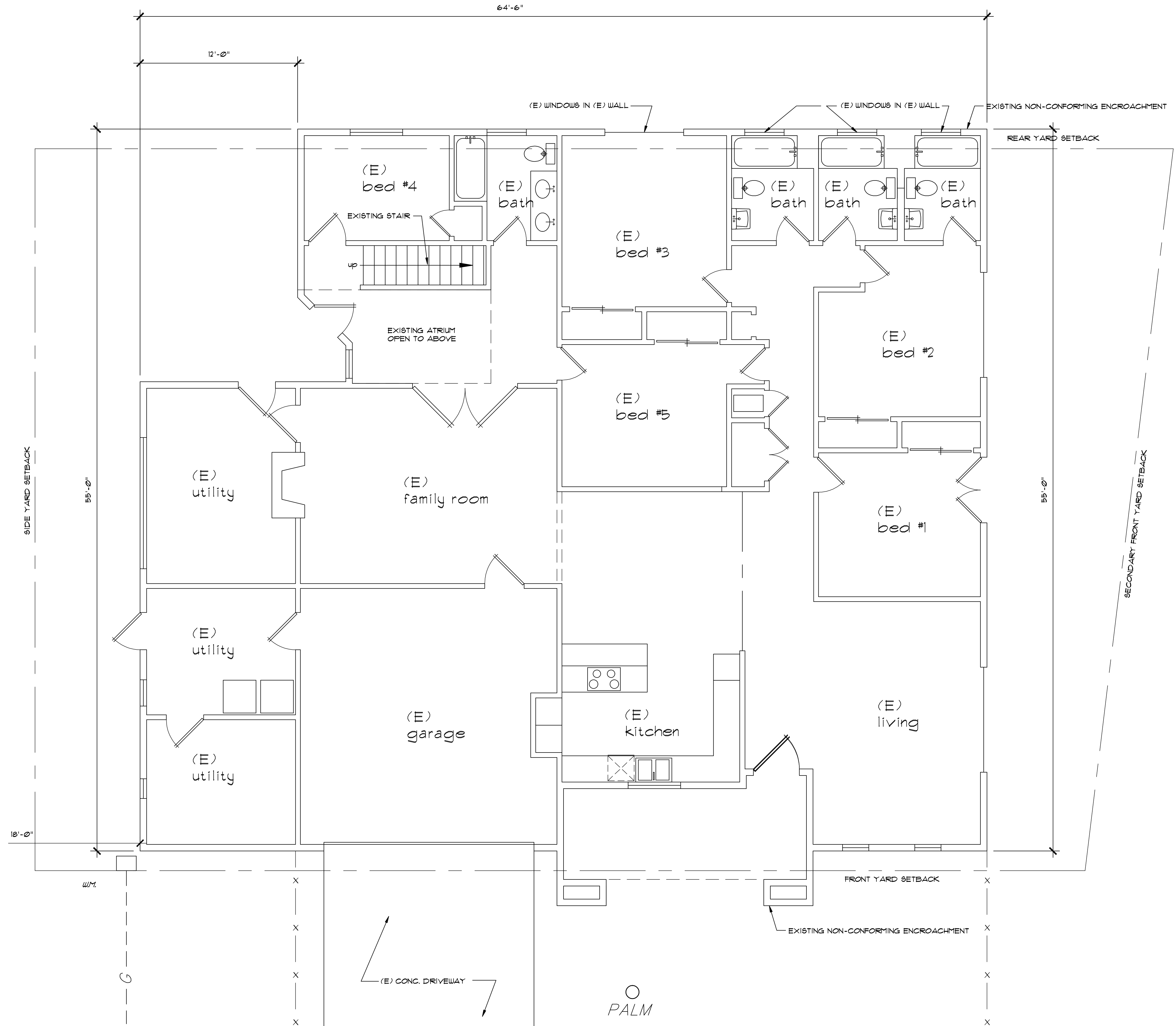
MURPHY & ASSOCIATES, ARCHITECTS
3040 STATE STREET #C
SANTA BARBARA, CA 93105
(805) 569-0759

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



A-1
1

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EXISTING 1st Floor Plan

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



11-11-24
1
2
3
PLOT FILE: B2000000

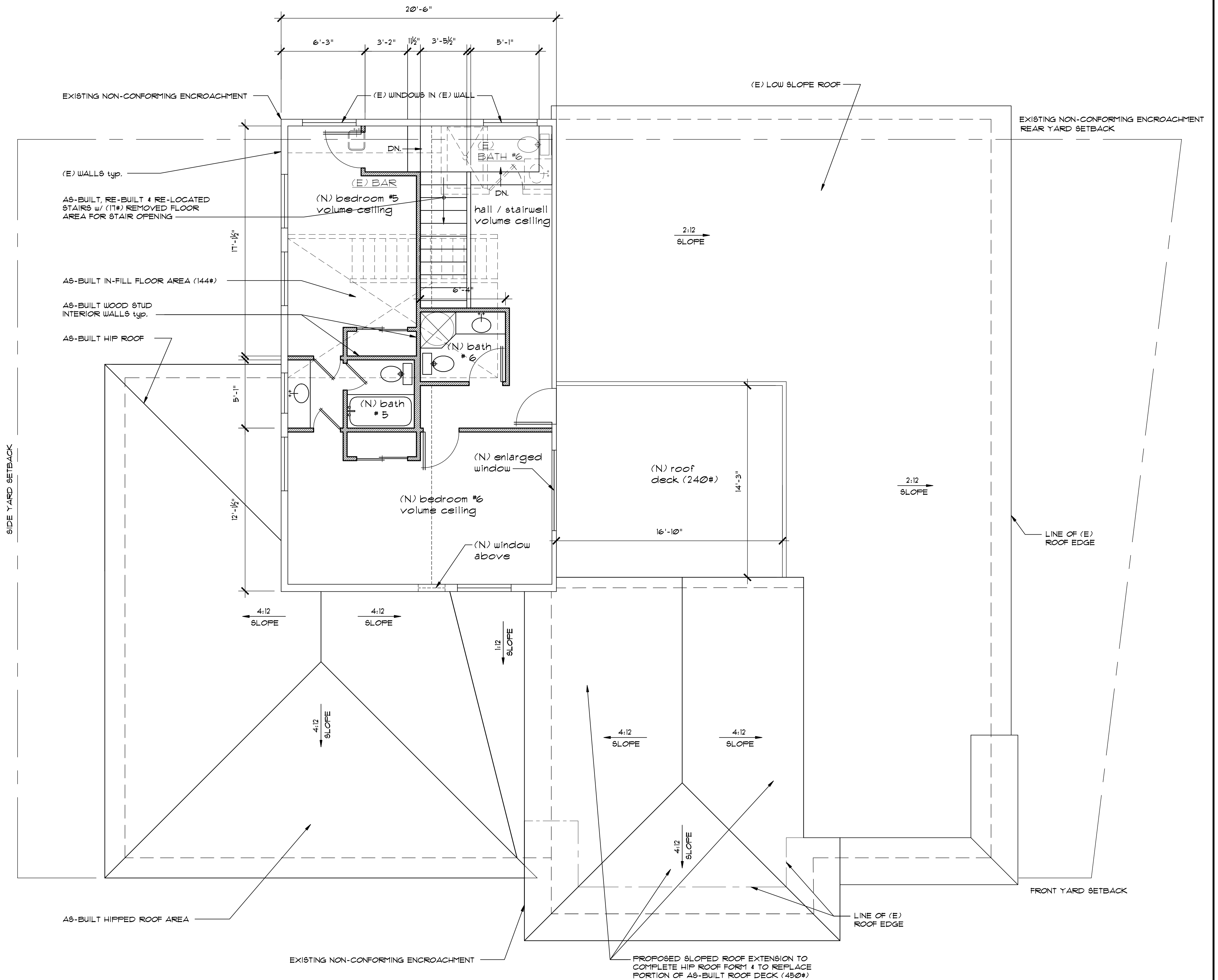
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**7299 ALAMEDA AVENUE
GOLFERIA, CA
EXISTING SINGLE FAMILY RESIDENCE**

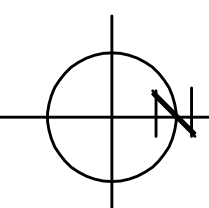


A-1.2
!

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PROPOSED 2nd Floor & Lower Roof Plan
SCALE - 1/4" = 1'-0"



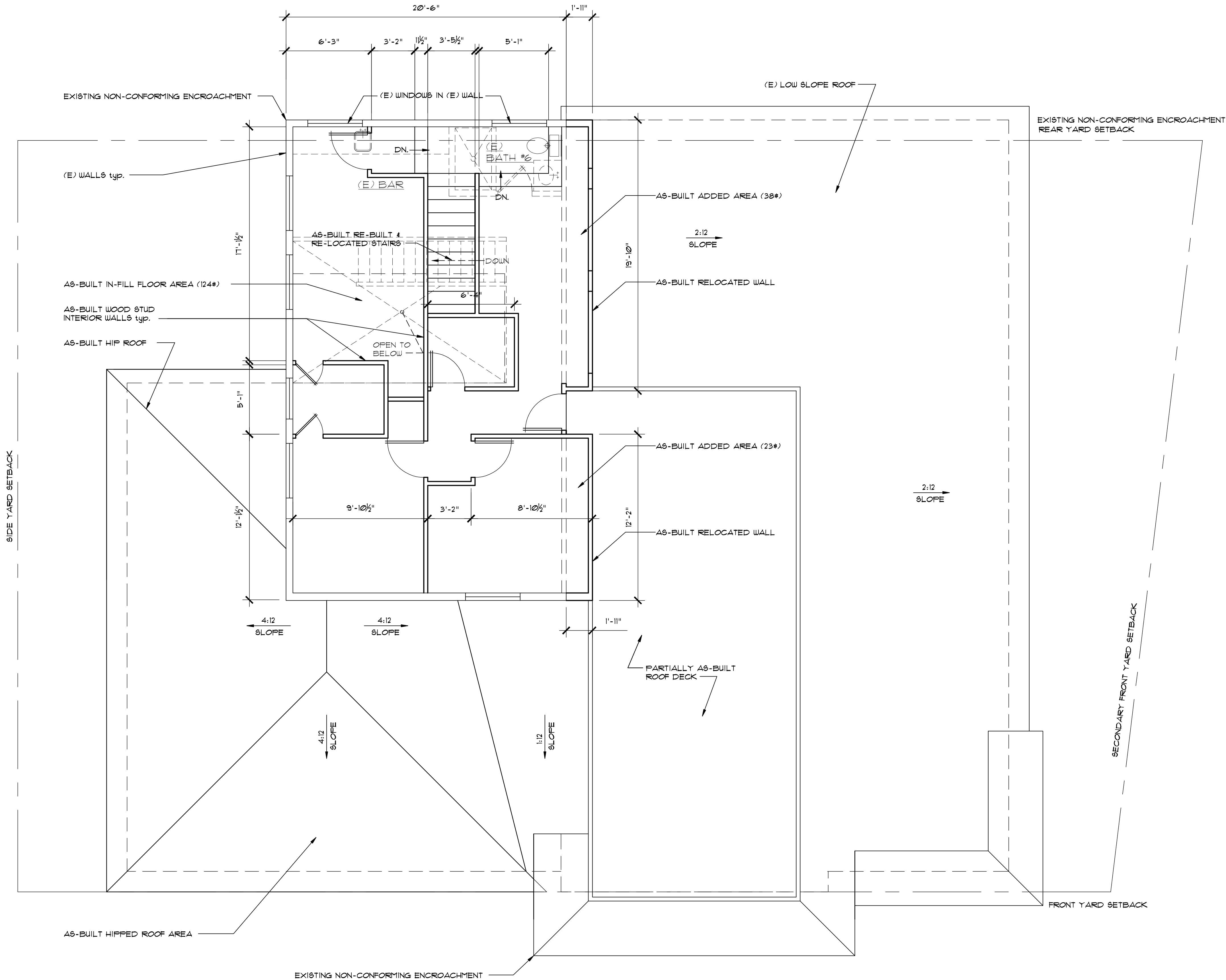
9-25-25
1
2
3
PLOT FILE: E25wscap

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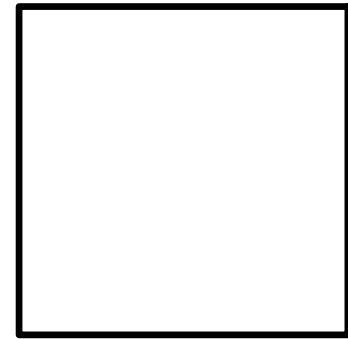
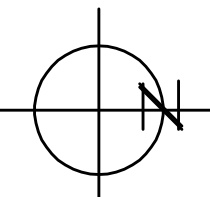
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A-2
1

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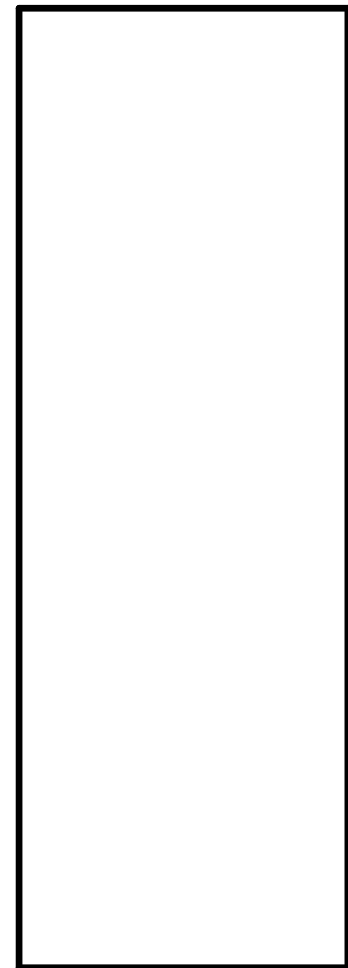
AS- BUILT 2 nd Floor Plan
SCALE - 1/4" = 1'-0"



11-11-24
1
2
3
PLOT FILE: E28wscap

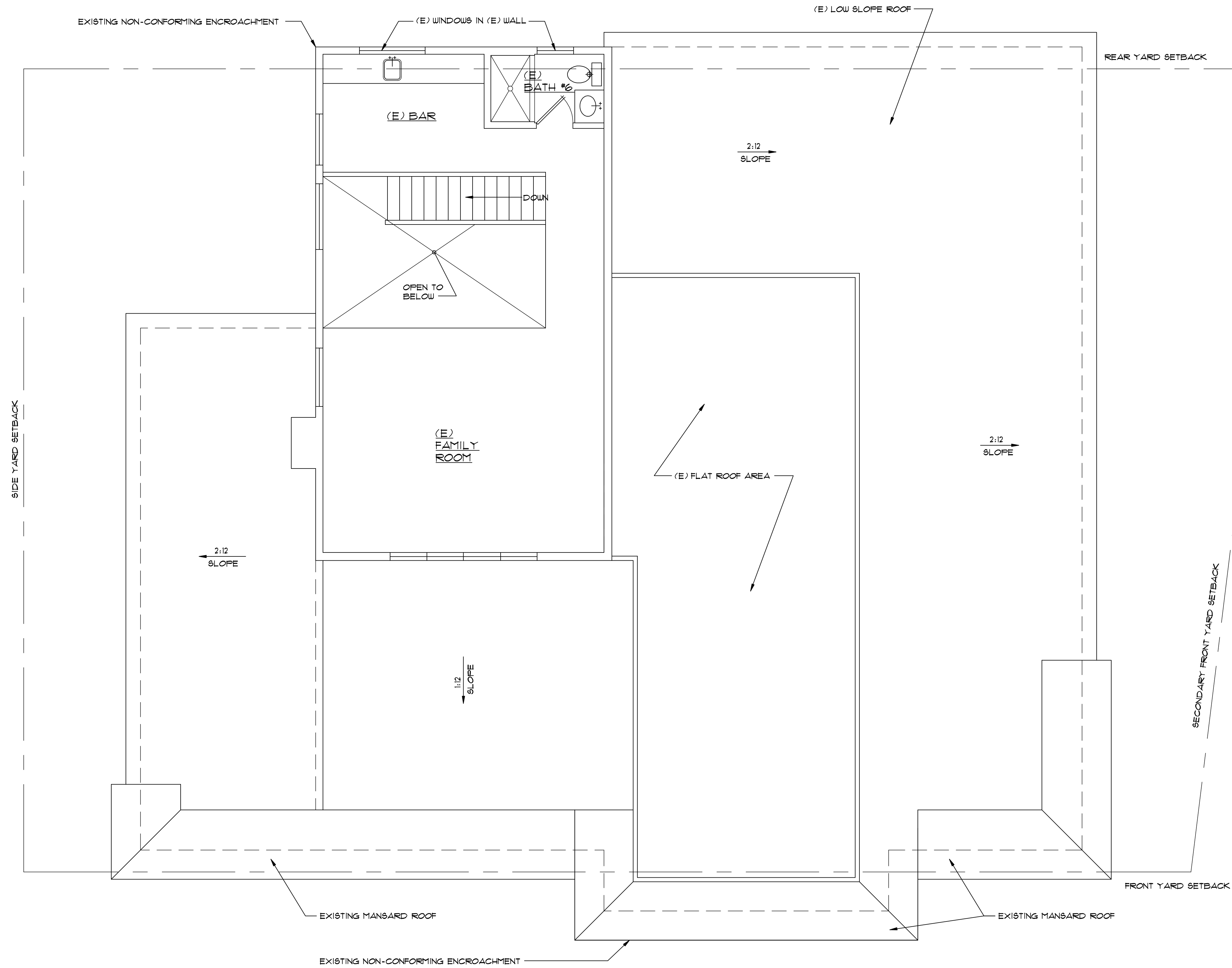
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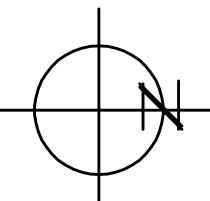


A-2.1
!

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



11-11-24

1
2
3

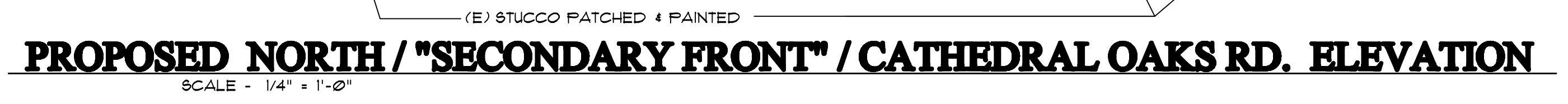
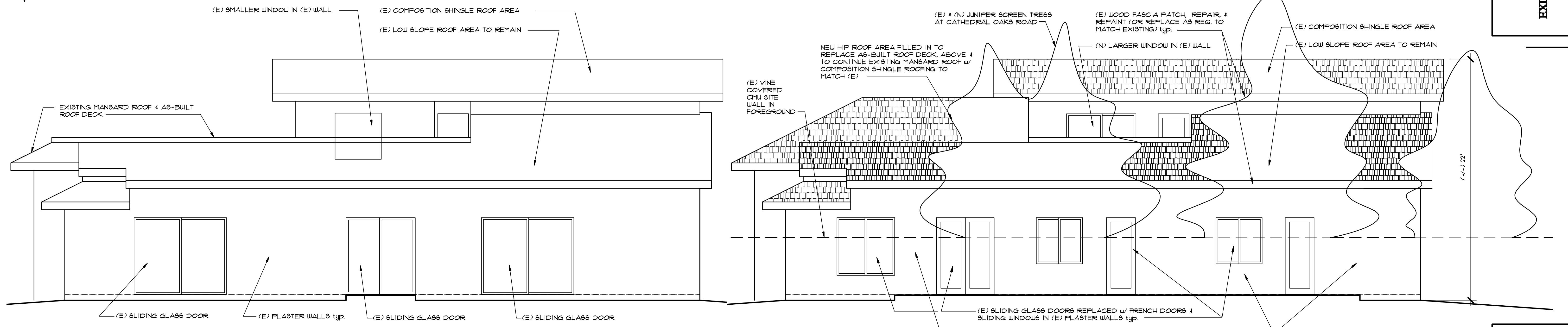
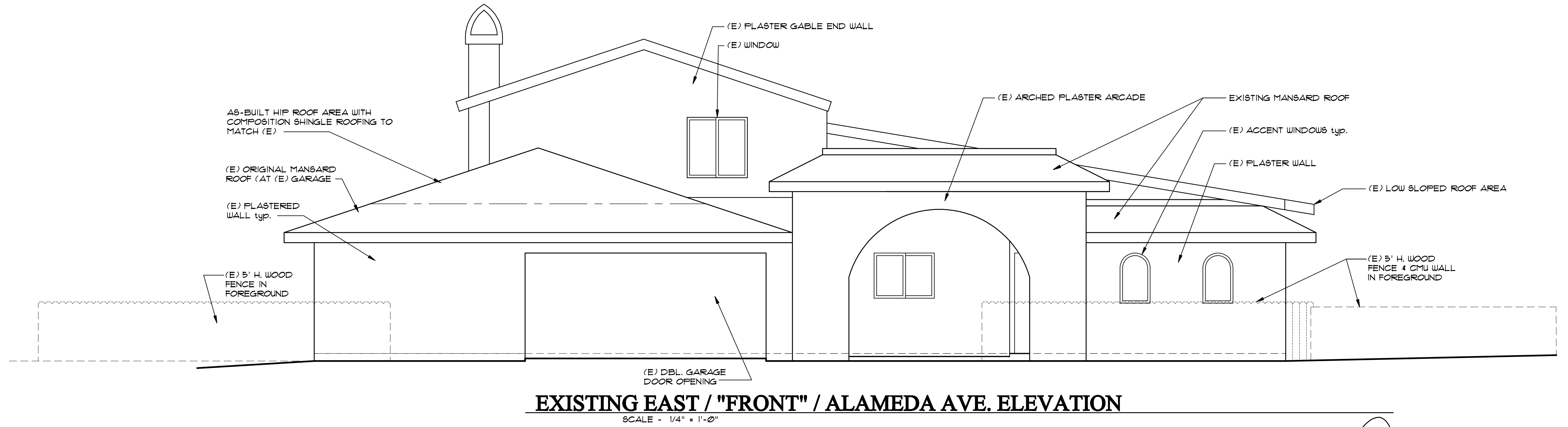
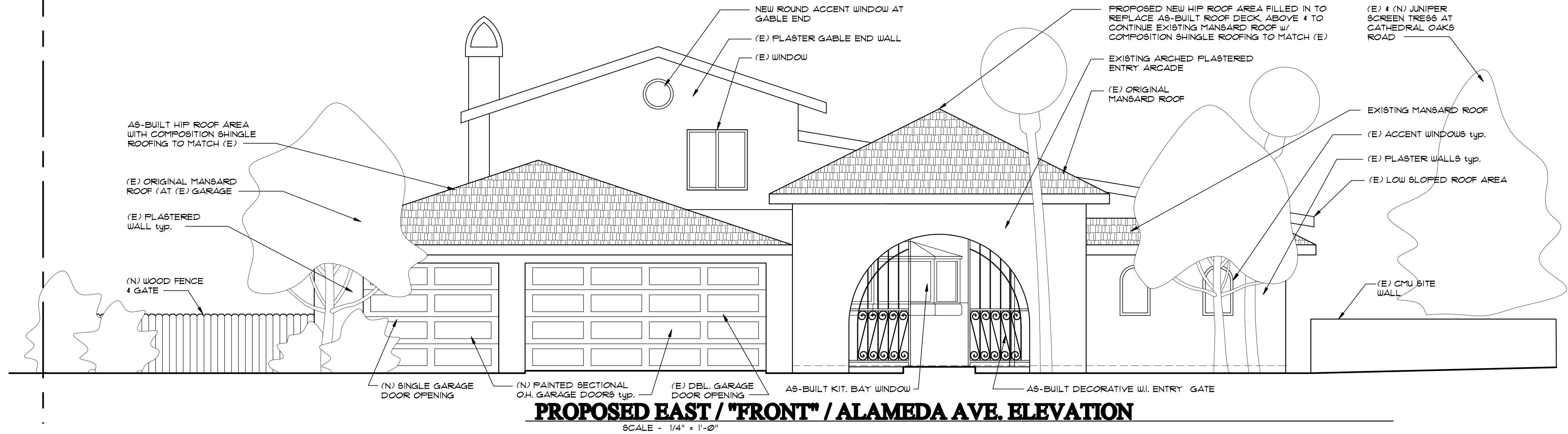
PLOT FILE:
B2000000

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A-2.2
!

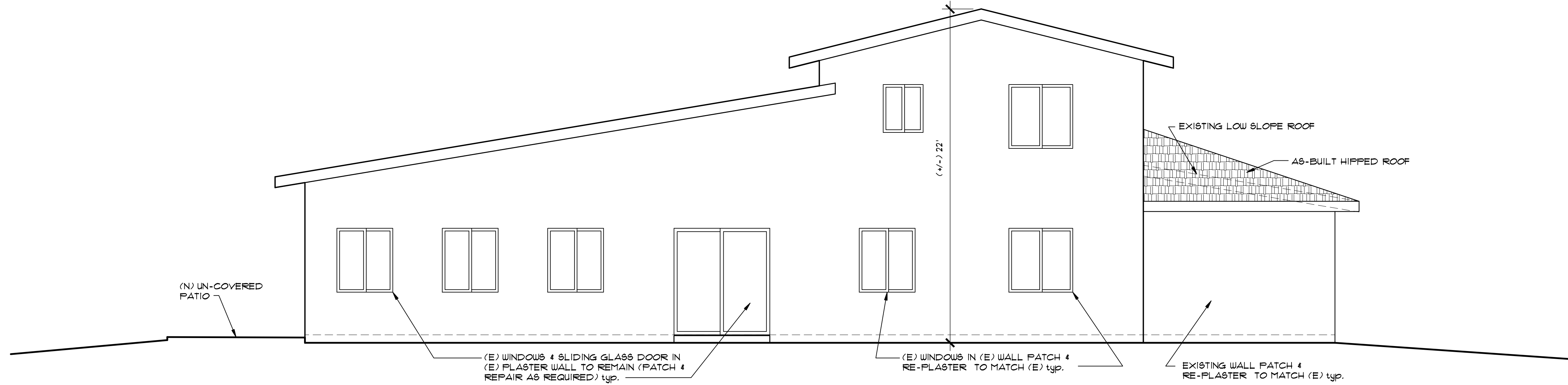
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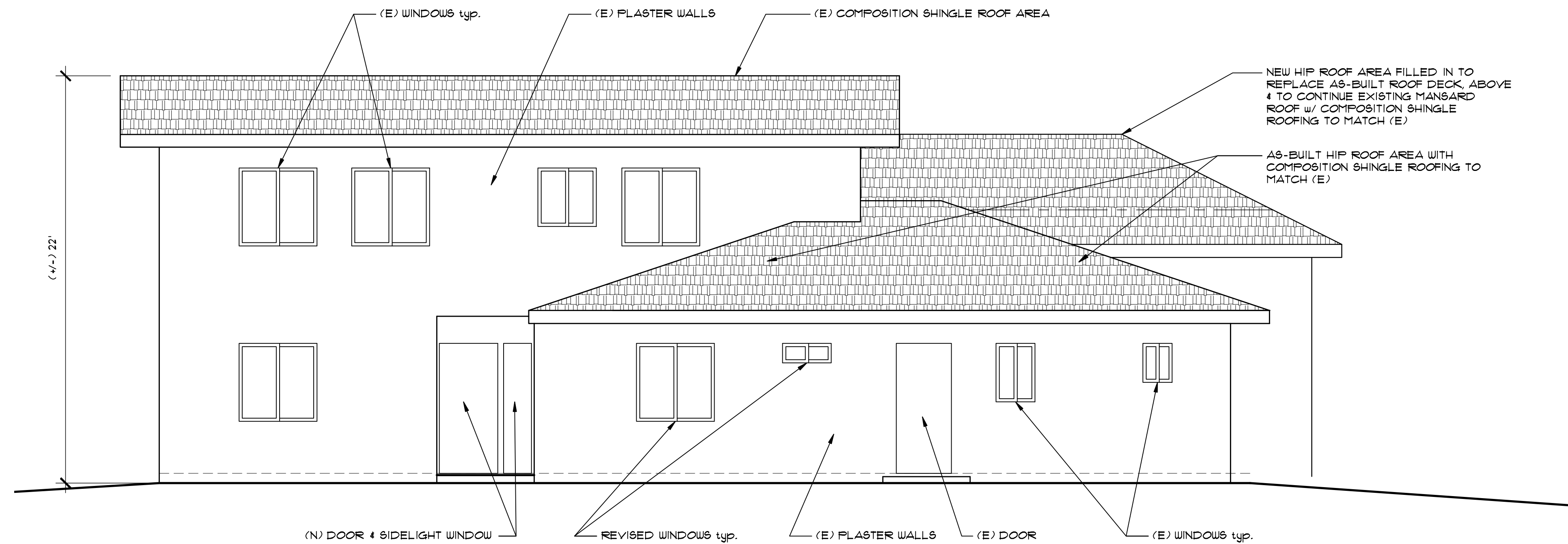
9-25-25
1
2
3
PLOT FILE: E25scape

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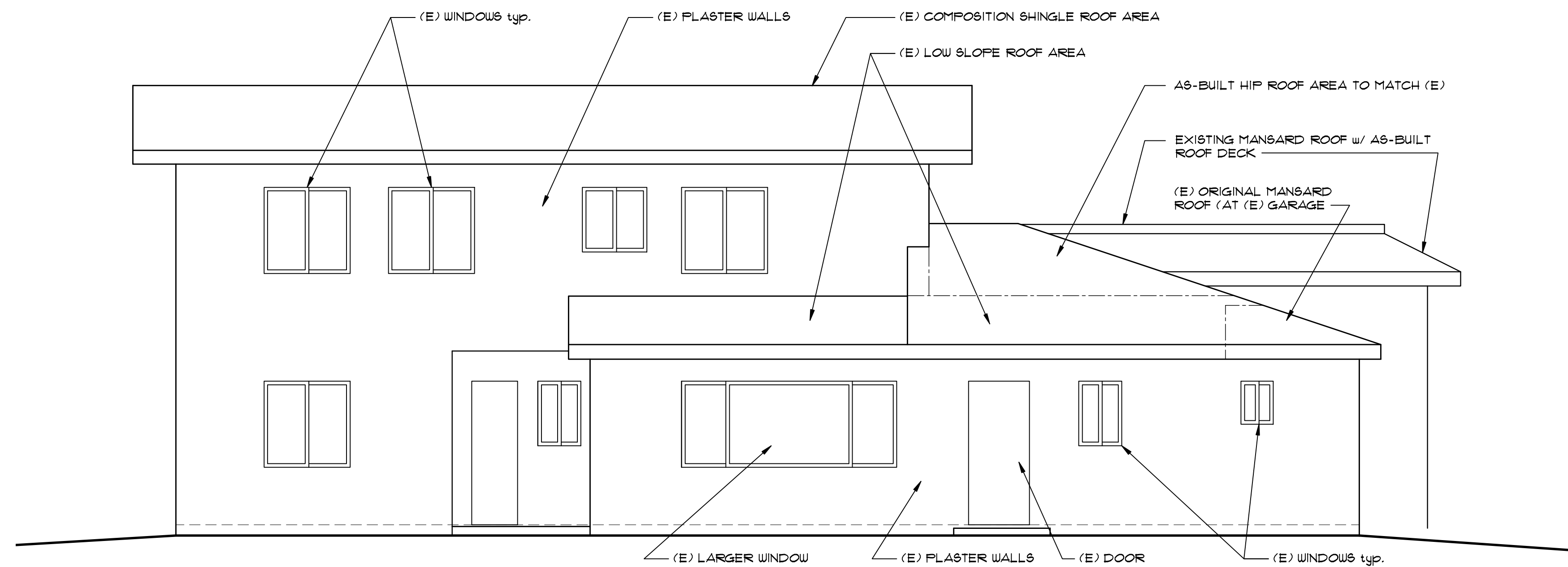
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GOLETA, CA
EXISTING SINGLE FAMILY RESIDENCE



EXISTING & PROPOSED WEST / "REAR" ELEVATION
SCALE - 1/4" = 1'-0"



PROPOSED SOUTH / "SIDE" / ELEVATION
SCALE - 1/4" = 1'-0"



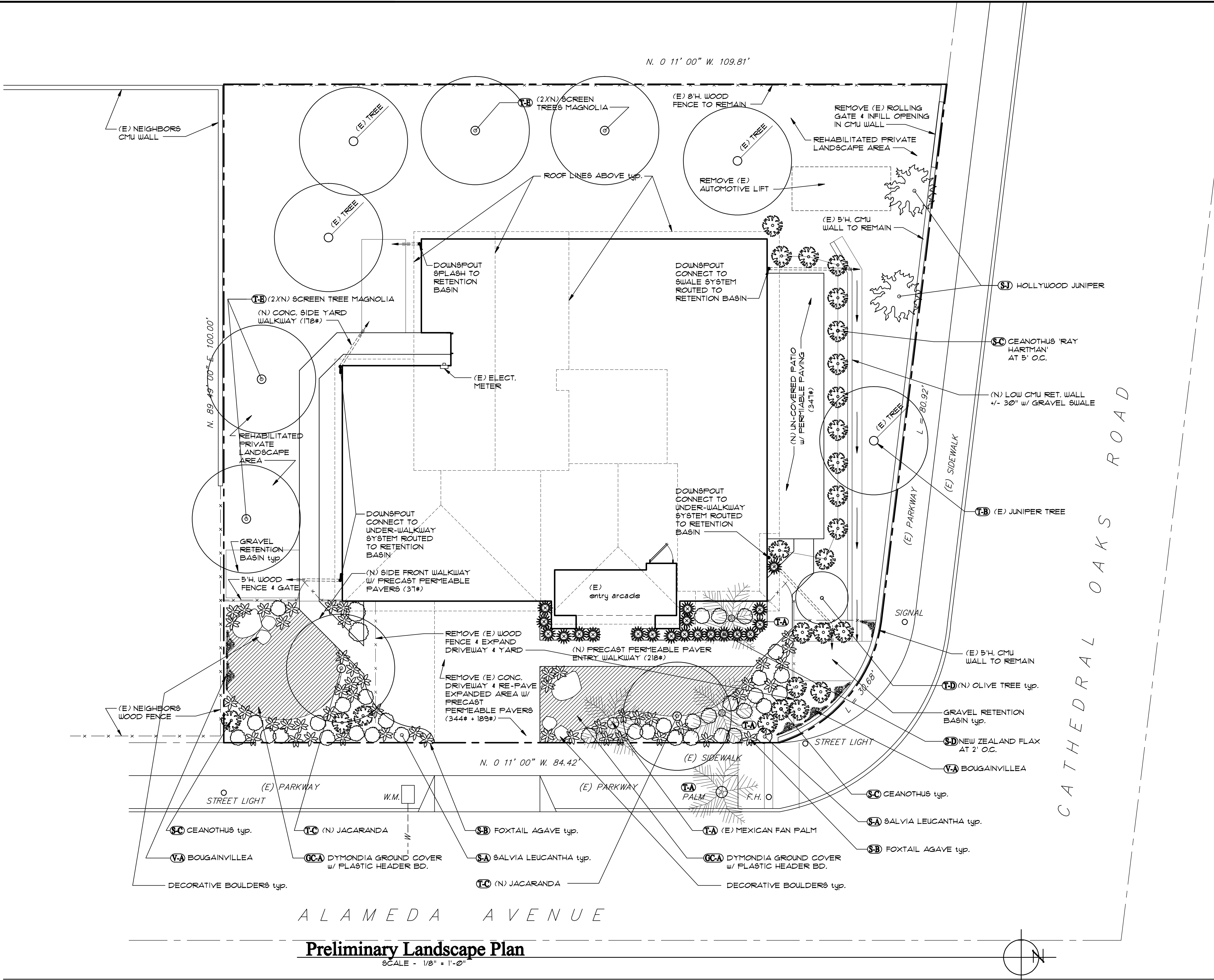
EXISTING SOUTH / "SIDE" / ELEVATION
SCALE - 1/4" = 1'-0"

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A-4
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Preliminary Landscape Plan

SCALE - 1/8" = 1'-0"

PLANTINGS LIST

TYPE	NAME	SIZE	WUCOLS-IV
TREES	(T-A) EXISTING WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	N/A	LOW (0.1-0.3)
	(T-B) EXISTING JUNIPERUS - SPP (JUNIPER)	N/A	LOW (0.1-0.3)
	(T-C) JACARANDA MIMOSIFOLIA (JACARANDA)	15 GAL.	LOW (0.1-0.3)
	(T-D) OLEA - EUROPAEA 'MAGESTIC BEAUTY' (OLIVE)	15 GAL.	LOW (0.1-0.3)
	(T-E) MAGNOLIA GRANDIFOLIA (SOUTHERN MAGNOLIA)	15 GAL.	MOD (0.4-0.6)
SHRUBS	(S-A) SALVIA LEUCANTHA (MEXICAN BUSH SAGE)	5 GAL.	LOW (0.1-0.3)
	(S-B) AGAVE ATTENUATA (FOXTAIL AGAVE)	5 GAL.	LOW (0.1-0.3)
	(S-C) CEANOTHUS 'RAY HARTMAN'	5 GAL.	LOW (0.1-0.3)
	(S-D) PHORMIUM 'MAORI SUNRISE' (NEW ZEALAND FLAX)	1 GAL.	LOW (0.1-0.3)
	(S-E) RHAPHIOLEPIS UMBULATTA 'MINOR' (DWARF YEDDA HAWTHORN)	1 GAL.	LOW (0.1-0.3)
	(S-F) not used		
	(S-G) not used		
	(S-H) not used		
	(S-I) EXISTING ACCENT SHRUB - YUCCA ALOPOLLIA	N/A	LOW (0.1-0.3)
	(S-J) JUNIPERUS CHIMENSIS 'TORULOSA' (HOLLYWOOD JUNIPER)	15 GAL.	LOW (0.1-0.3)
VINES	(V-A) BOUGAINVILLEA 'LA JOLLA' VINE	5 GAL.	LOW (0.1-0.3)
	(V-B) not used		
GROUND COVER	(GC-A) DYMONDIA MARGARETEA (DYMONDIA)	10" O.C. from	FLAT
	(GC-B) not used		

PROPOSED PAVING AREAS

TYPE	NAME / LOCATION	SIZE
(N) PERMEABLE	NEW ADDED DRIVEWAY AREA	189 SQ.FT.
(N) PERMEABLE	EXISTING (REPLACED IN PLACE) DRIVEWAY AREA	344 SQ.FT.
(N) PERMEABLE	ENTRY WALKWAY	218 SQ.FT.
(N) PERMEABLE	FRONT SIDE WALKWAY	37 SQ.FT.
(N) PERMEABLE	NEW ADDED PATIO	347 SQ.FT.
TOTAL PERMEABLE		1,135 SQ.FT.
(N) NON-PERMEABLE	SIDE YARD WALKWAY	178 SQ.FT.
TOTAL NON-PERMEABLE		178 SQ.FT.

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L-1