



TO: Goleta Design Review Board

SUBMITTED BY: Brian 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. Adopt DRB and CEQA Findings provided as Attachment A if the DRB finds the proposal consistent with City standards;
2. Adopt CEQA Categorical Exemption Section 15303(e) (Accessory Structures – Fences) (Attachment B) if the DRB finds the proposal consistent with City standards; and
3. Conduct Preliminary/Final review and approve (or approve with conditions).

If the Preliminary/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 *Preliminary/Final* 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, October 22, 2024, and December 9, 2025. 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
- December 9, 2025:
https://goleta.granicus.com/player/clip/2162?view_id=5&redirect=true

At the September 24, 2024, and October 22, 2024 meetings, the DRB provided comments regarding neighborhood compatibility, size/bulk/scale, height, and landscaping. There was concern that the fence as constructed was too tall and use of the steel posts and horizontal wiring extending above the top of the fence was objectionable. There was also concern that there was not enough space for landscaping to thrive in the existing as-built configuration of the fence and retaining wall. However, on December 9, 2025, after seeing the maturing landscaping as presented by the applicant, and a discussion regarding neighborhood support for the wall/fence and landscaping as currently constructed, the DRB indicated that there could be support for the project. The DRB ultimately suggested that the project return on January 13, 2026, for Preliminary/Final review, including consideration of the required findings found in Attachment A and the CEQA Notice of Exemption found in Attachment B.

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.

The DRB will 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.

As indicated above, if the DRB feels the project meets the findings of Section 17.58.080, then grant Preliminary/Final review approval, including the proposed Findings in Attachment A and the Notice of Exemption in Attachment B. 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 a future date, for preparation of denial findings.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 has been found to be exempt from CEQA because fences are Categorically Exempt pursuant to

CEQA regulation §15303(e), New Construction or Conversion of Small Structures – Accessory structures, including fences. 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 will 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 fence was constructed on an existing residential lot 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 fence. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the construction of a fence 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 as it only involves the construction of a fence on an existing non-historic residential lot. Additionally, the project's site does not contain any identified significant cultural resources and will not have any ground disturbance.

NEXT STEPS

If the DRB grants approval of the fence request then the next steps would include: (1) a ten-day appeal period, (2) issuance of a ministerial Land Use Permit with its ten-day appeal period, (3) issuance of Building Permits, (4) conducting as-built Building inspections.

ATTACHMENTS:

Attachment A – Findings
Attachment B – Notice of Exemption
Attachment C – Project P

Attachment A

Lindberg Fence & Retaining Wall

DRB Findings & California Environmental Quality Act Findings

Attachment A
DRB Findings for As-Built Fence and Retaining Wall and
California Environmental Quality Act Findings
Linberg As-Built Fence and Retaining Wall
210 Old Ranch Drive (APN 079-570-068)
Case Nos. 24-0025-DRB; 24-0011-LUP

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 mature landscaping serves to reduce the overall size/bulk/ and scale such that the fence/wall and landscaping as currently built/installed is appropriate to the site and the neighborhood.

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.

With inclusion of the existing mature landscaping, the layout, orientation, and location of the fence/wall are in appropriate and harmonious relationship to one another. The orientation of the fence/wall does not reduce required vehicle sight distance at the driveway. Therefore, this finding can be made.

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 as-built fence and retaining wall are similar in design to fences and retaining walls found in the surrounding neighborhood and the existence is typical of residential development. Therefore, the project demonstrates a harmonious relationship with existing adjoining development.

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

The entirety of the as-built fence and retaining wall utilizes building materials commonly used for fences and walls. Therefore, the project has harmony of material, color, and composition on all sides.

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.

There was no grading for involved in the construction of the retaining wall. Only minor trenching was necessary for the retaining wall footing.

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.

Existing landscaping was planted at the time of construction of the as-built fence and retaining wall, which was intended to soften the overall size/bulk/scale of the fence and retaining wall. The landscaping has matured overtime and is successful in its current location. No specimen trees, protected trees, or native vegetation was affected by the construction of the fence and retaining wall. Therefore, the project has adequate landscaping.

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 existing landscaping planted at the time of construction of the as-built fence and retaining wall has matured overtime, indicating it is thriving in its current location. Adequate provisions have been made by the property owner for long-term maintenance of the landscaping. Therefore, this finding can be made.

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 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 as-built fence and retaining wall do not affect privacy of neighbors, impact existing views, and do not result in obstruction of solar access to other adjacent properties. Therefore, the project respect the privacy of neighbors, and is considerate of private views and solar access.

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

The as-built fence and retaining wall is consistent with other design standards found in Zoning Ordinance Section 17.24.090 Fences, Freestanding and Retaining

Walls, and Hedges, subject to Design Review and the approval of a Land Use Permit due to its height. These include design standards for retaining walls, materials, and vision clearance.

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 has been found to be exempt from CEQA because fences are Categorically Exempt pursuant to CEQA regulation §15303(e), New Construction or Conversion of Small Structures – Accessory structures, including fences. 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 will 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 fence was constructed on an existing residential lot 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 fence. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the construction of a fence 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 as it only involves the construction of a fence on an existing non-historic residential lot. Additionally, the project's site does not contain any identified significant cultural resources and will not have any ground disturbance.

Attachment B
Lindberg Fence & Retaining Wall
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:

Linberg As-Built Fence and Retaining Wall
Case No. 24-0025-DRB; 24-0011-LUP

Project Applicant:

Correy Linberg, property owner

Project Location (Address and APN):

210 Old Ranch Drive
Goleta, CA 93117
County of Santa Barbara
APN: 079-570-068

Description of Nature, Purpose and Beneficiaries of Project:

This project is to legalize an as-built six-foot fence on top of a two-foot retaining wall for a combined height of eight feet in the front yard of the project site. 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 purpose of the fence and retaining wall is for privacy. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Correy Linberg, property owner

Exempt Status:

Categorical Exemption: § 15303(e) (Accessory Structures - Fences)

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 has been found to be exempt from CEQA because fences are Categorical Exempt pursuant to CEQA regulation §15303(e), New Construction or Conversion of Small Structures – Accessory structures, including fences. 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 will 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 fence was constructed on an existing residential lot 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 fence. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the construction of a fence 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 as it only involves the construction of a fence on an existing non-historic residential lot. Additionally, the project's site does not contain any identified significant cultural resources and will not have any ground disturbance.

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

Brian Hiefield, Senior Planner
 805-961-7559
 bhiefield@cityofgoleta.gov

Signature	Title	Date
-----------	-------	------

If filed by the applicant:

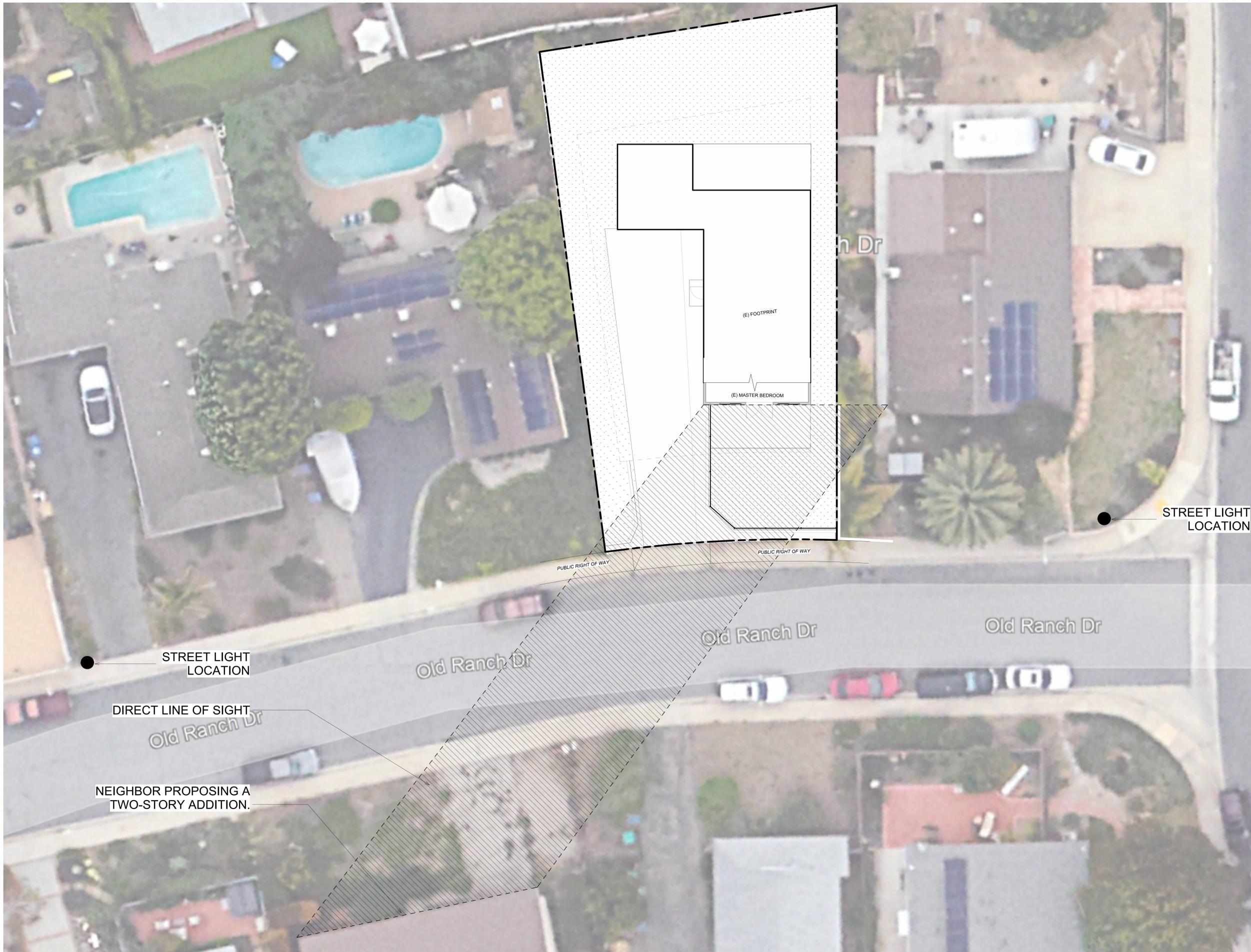
1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?
Yes No

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

Lindberg Fence & Retaining Wall – Project Plans



D:\Work\Models\210 Old Ranch Drive\210 Old Ranch Dr.rvt

SITE PLAN OVERALL
1/8" = 1'-0" **1**

210 Old Ranch Dr.

210 OLD RANCH DR.

<PLANNING SUBMITTAS>

△	REVISION NO	DESCRIPTION	DATE

ENLARGED SITE PLAN

A1.4

3/23/2024 6:58:34 PM
30X42



WOODEN FENCING



RETAINING WALL PLASTER



WOODEN DOUBLE DOOR

	210 OLD RANCH DR.	MATERIAL BOARD
		CODE ENFORCEMENT

