



TO: Goleta Design Review Board
FROM: Luisa Negrete, Assistant Planner
SUBJECT: Hoang Modification and Residential Addition 7035 Armstrong Rd (APN 073-184-026) Case Nos. 25-0001-MOD/25-0049-DRB/26-0007-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* of an as-built residential addition of 300 square feet. The addition is built in the rear portion of the residence and encroaches into the side setback along the western side of the property. The area of the addition within the required 10' interior side setback is approximately 60 square feet as approved by the Zoning Administrator.

The final review is the concluding step in the design review process. As mentioned in the background section below, the Design Review Board (DRB) last reviewed this project on January 13, 2026. On April 22, 2026, the Zoning Administrator conducted a public hearing and granted the applicants' request for a side setback Modification (MOD) request, and approved the land use permit. The Zoning Administrator Final Action Letter can be viewed in the following link: <https://www.cityofgoleta.org/home/showpublisheddocument/33599>. The 10- day appeal period associated with the Zoning Administrator's action ended on May 4th. No appeals were received and DRB's Final review can occur.

BACKGROUND/DISCUSSION:

Previous Development

The 1,768-square foot residence that includes a 400-square foot garage was built in 1966 on a 6,969.6-square foot lot. The residence was part of a Residential Planned Development that adhered to a 20' front setback and 6' side setback. In 2002, the County

of Santa Barbara issued a Land Use Permit that allowed the conversion of the 400-square foot garage into habitable space, which now includes two bedrooms and one bathroom.

DRB Review

The project was submitted to the City on October 30, 2025, and was reviewed by the DRB on January 13, 2026. The Design Review Board (DRB) reviewed the proposed addition and associated setback Modification request and recommended finding the project compatible with the surrounding neighborhood, and its size, bulk, and scale appropriate to the site. The January 13, 2026, minutes can be viewed in following link:https://goleta.granicus.com/DocumentViewer.php?file=goleta_048f12a6-911c-493c-8e83-86f0e7e5a96c.pdf&view=1

Neither the DRB or the Zoning Administrator added any design related conditions of approval during the review of the project. The DRB's task is to determine if the submitted plans reflect the approvals previously granted. An action by the DRB to grant final approval is not subject to appeal. The findings and CEQA determination were made during the preliminary design approval.

NEXT STEPS

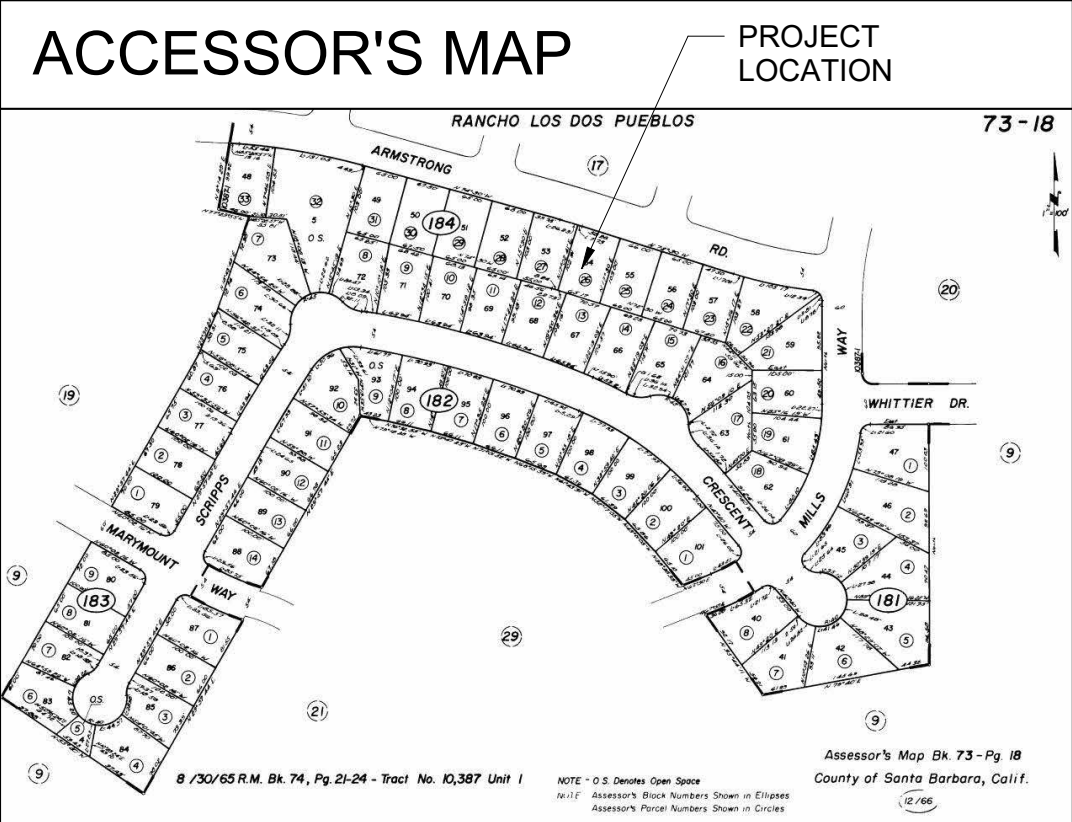
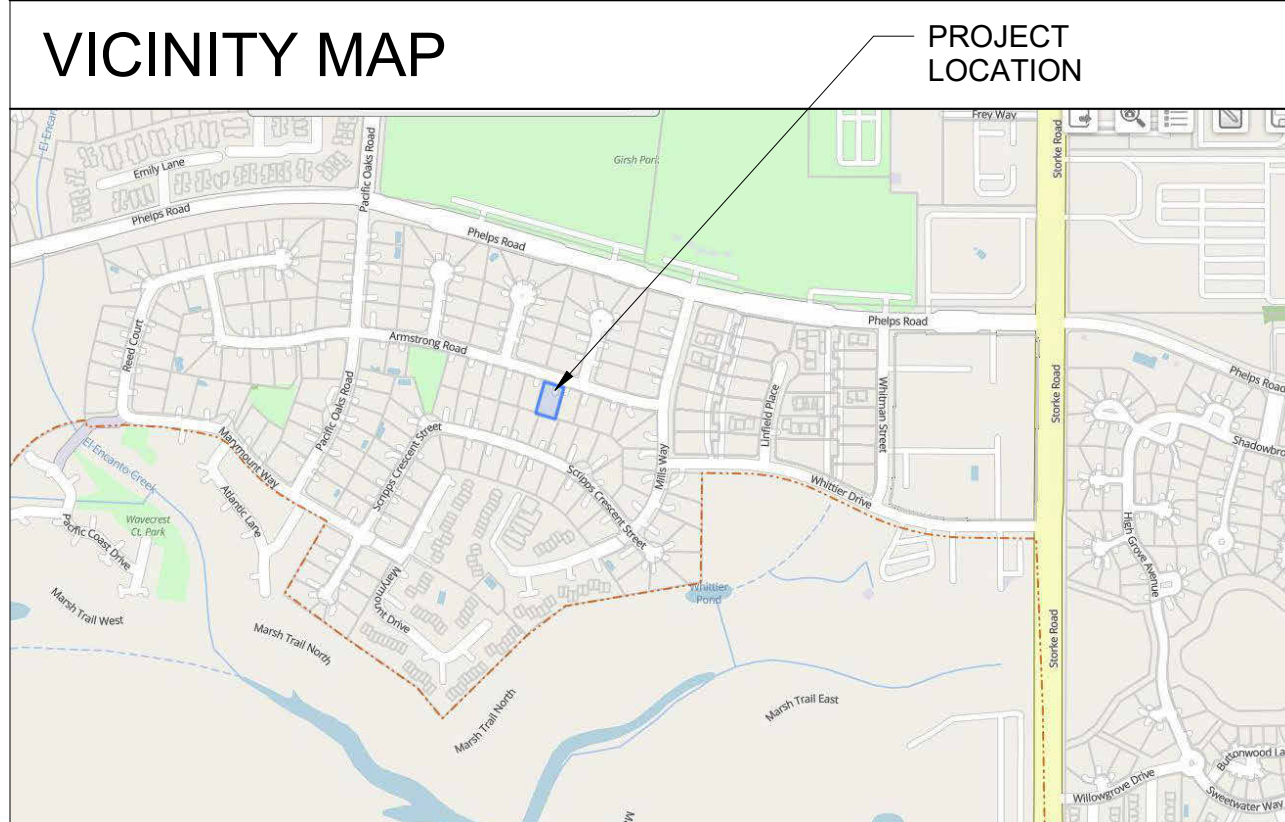
If the DRB grants the applicant's request, the next steps include: (1) ministerial issuance of a Land Use Permit when the conditions of approval have been satisfied; (2) Building & Safety plan check and building permit issuance ("Building Permits"); and 3) Construction.

ATTACHMENTS

Attachment A - Project Plans

ATTACHMENT A

PROJECT PLANS



SITE DATA

| | |
|---------------------------------------|-----------------------|
| LOT SIZE = 6,754 SQ. FT. (0.11 ACRES) | |
| EXISTING BUILDING AREA = | 2,247 SQ. FT. (33.3%) |
| EXISTING HARDSCAPE = | 1,013 SQ. FT. (15.0%) |
| EXISTING LANDSCAPE = | 3,494 SQ. FT. (51.7%) |

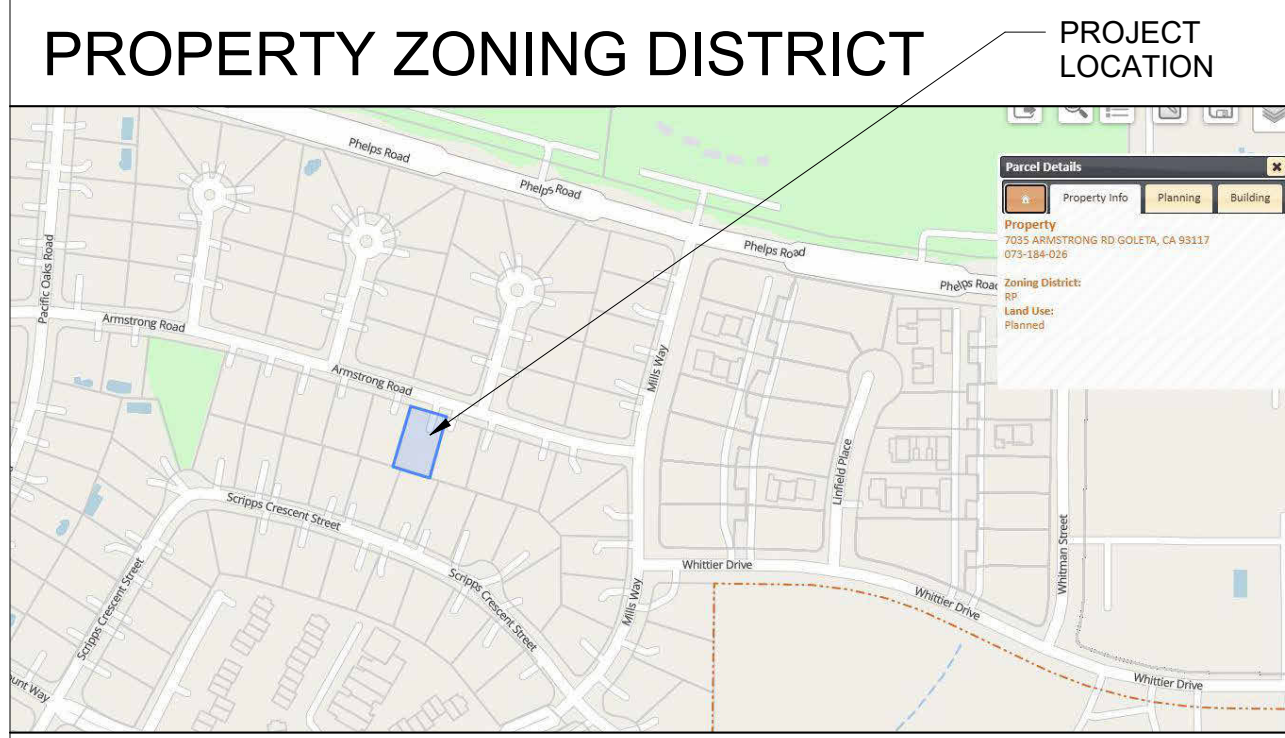
PROJECT INFORMATION

PROJECT ADDRESS: 7035 ARMSTRONG ROAD
GOLETA, CA 93117
073-184-026

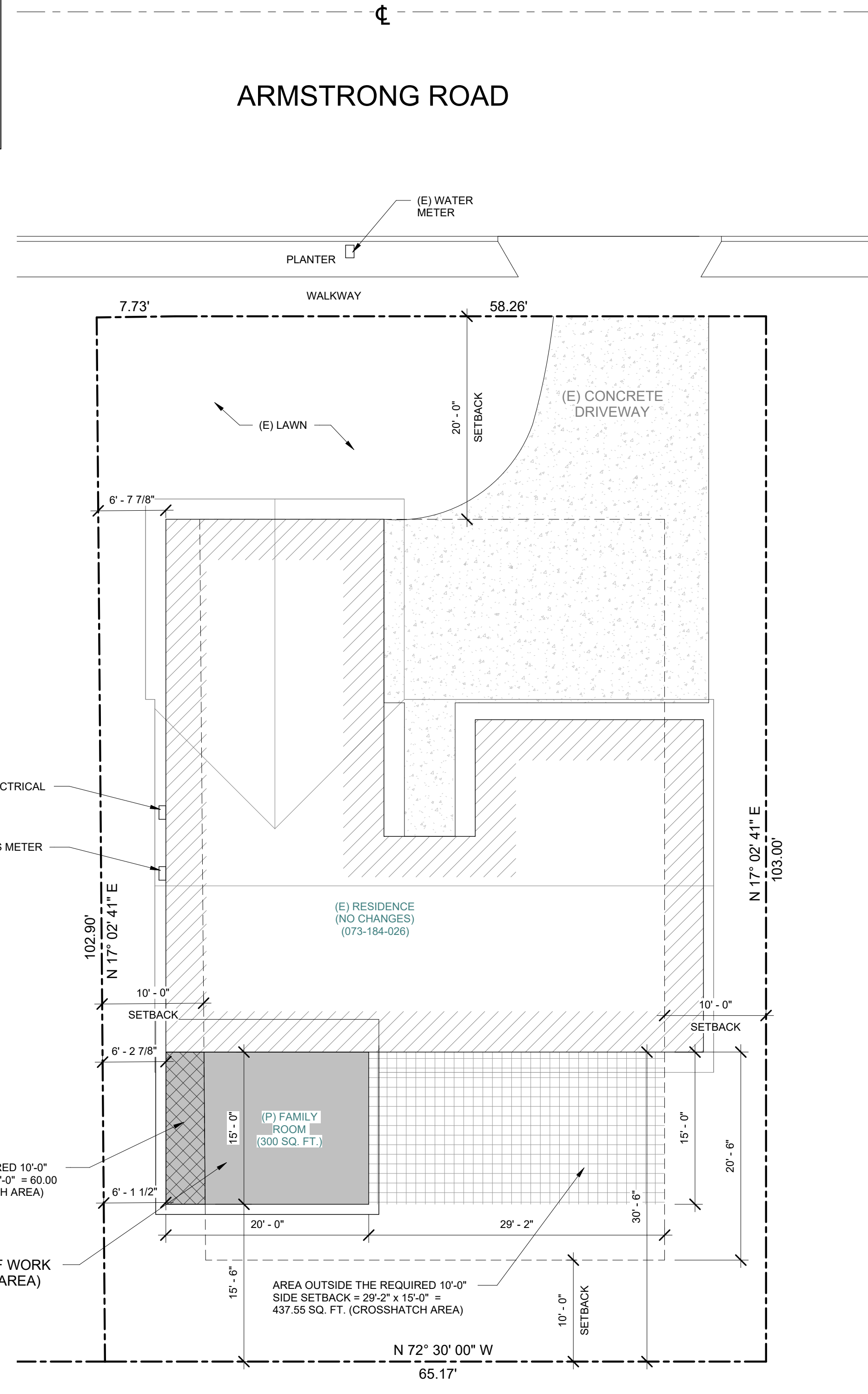
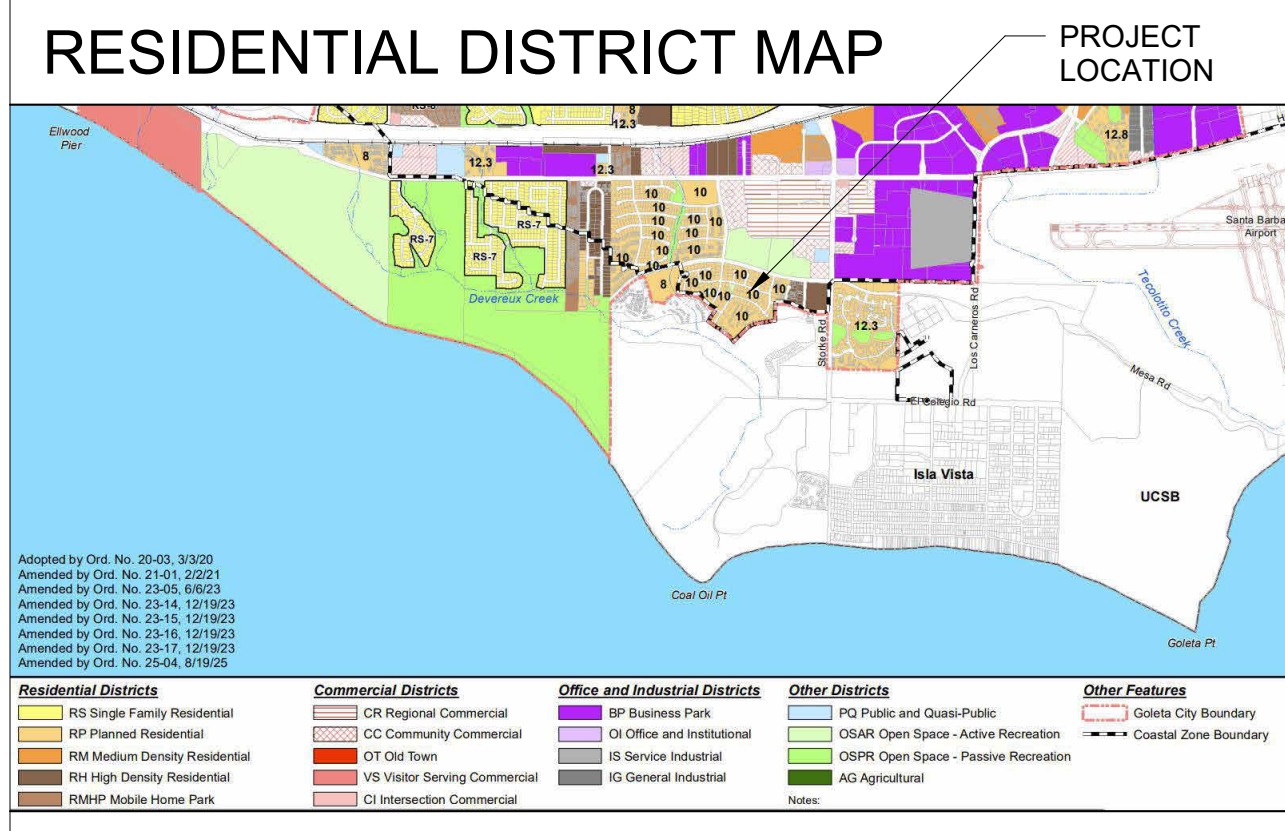
A.P.N.: RP
CONSTRUCTION TYPE: V-B
SETBACKS: FRONT 20', SIDE = 10', REAR 10'

FIRE SPRINKLERS: NO
FIRE ZONE: NO
FLOOD ZONE: NO
LOT SIZE: 6,754 (0.16 ACRES)
YEAR BUILT: 1966

| No. | Description | Date |
|-----|-------------------------------------------------------------------------------------------------------------------------------|------|
| | DRAW BY: ERICK ROJAS 66 OCEAN VIEW AVE. #51 SANTA BARBARA, CA 93103 PHONE: (805) 451-5810 egrdrfting@yahoo.com | |
| | OWNER: SON HOANG 7035 ARMSTRONG ROAD GOLETA, CA 93117 PHONE: (805) 252-5591 casabahouse@gmail.com | |



- #### BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
 - STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
 - FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
 - EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
 - TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
 - SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
 - ANY SLOPES WITH DISTURBED SOILS OR DENUDEED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
 - OTHER



PROJECT SQUARE FOOTAGE

| EXISTING | NET | GROSS |
|-------------------------|---------------|---------------|
| RESIDENCE: | 1,768 SQ. FT. | 1,947 SQ. FT. |
| FAMILY ROOM ADDITION: | 278 SQ. FT. | 300 SQ. FT. |
| TOTAL CONDITIONED AREA: | 2,046 SQ. FT. | 2,247 SQ. FT. |

PARKING DATA

EXISTING PARKING - PRIMARY RESIDENCE: 0 COVERED / 2 UNCOVERED

SCOPE OF WORK

- NEW ADDITION FOR FAMILY ROOM (15'-0" x 20'-0") 300 SQ. FT. GROSS

GENERAL NOTES

All Work Must Comply with 2022 California Residential Code (CRC) and 2022 CBC

- 2022 California Electrical Code (CEC)
- 2022 California Mechanical Code (CMC)
- 2022 California Plumbing Code (CPC)
- 2022 California Energy Code
- 2022 California Green Building Code
- 2022 California Fire Code Code
- And all 2022 City of Goleta Amendments.

All written dimensions shall have precedence over scaled dimensions.

OCCUPANCY NOTE:

- Provide an escape or rescue window in each bedroom that incorporates the following: C.R.C. Sect. 310
A minimum net clear opening area of 5.7 Square Feet.
A minimum net clear width of 20 inches. (a min. net)
Clear Height of 24 inches. A maximum Finish Sill Height of 44 inches above floor
- Install within sleeping rooms and adj. Hallways - Smoke Detector (Batt. Backup)
- Install within sleeping rooms and adj. Hallways throughout the addition/conversion Detectors must be permanently wired interconnected & equip. with a Batt. Backup.
- Weather Proof Louvered doors (Enclosure) for appliances. Provide Combustion Air.
- Washer, Hot, Cold and Waste - Connect to (E) Sewer or Bath. Provide 4 inch Dia. Vent to exterior - Comply with CMC & Mfg.
- Smoke Detectors Note: Install within sleeping rooms and adj. Hallways through out Verify detectors to be equip. with batt. back-up
- Electrical note: Electrical "GFCI" typical all Exterior, Bathrooms and Laundry.
- Carbon Monoxide Alarms: A CO alarm (detector) outside bedrooms, basement.

TABLE 17.07.030: DEVELOPMENT REGULATIONS—RESIDENTIAL DISTRICTS

| RS | RP | RM | RH | RMHP | Additional Regulations | # |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|------------------------|---------------------------------------------------------------------|
| Minimum Lot Area (sq. ft.) | RS-43.6: 43,560 RS-20: 20,000 RS-12: 12,000 RS-10: 10,000 RS-8: 8,000 RS-7: 7,000 | N/A | N/A | N/A | 4,000 | See subsection 17.07.040(B) for exceptions in RS. |
| Minimum Lot Width (ft.) | RS-43.6: 120 RS-20: 100 RS-12: 80 RS-10: 80 RS-8: 75 RS-7: 65 | N/A | N/A | N/A | 50 | See subsection 17.07.040(B) for exceptions in RS. |
| Maximum Lot Coverage | N/A | 30% | 30% | 50% | 75% | See subsection 17.07.040(A) for Maximum Floor Area standards in RS. |
| Dwelling Unit Density (units/acre) - See § 17.41.030, Accessory Dwelling Units (ADU) | Maximum: 5 Minimum: N/A | 13 N/A | 20 15 | 30(A) 15(B) | 15 | |
| Maximum Building Height (ft.) | 25 | 35 | 35 | 35 | 35 | 2 |
| Minimum Setbacks (ft.) | Front: 20 Interior Side: 10% of lot width, min 5, max 10 Street Side: 10 Rear: 25(D) | For RMHP, the setback standards apply to the perimeter of the Middle Home Park. Setbacks from individual mobile homes are provided in 17.07.060(C) | 20 10 10 | 20 10 10 | 20 10 10 | 3 4 5 6 |
| Parking | 25(D) | 10 | 10 | 10 | 15 | 6 |

AREA INSIDE THE REQUIRED 10'-0" SIDE SETBACK = 4'-0" x 15'-0" = 60.00 SQ. FT. (DIA. CROSSHATCH AREA)

SCOPE OF WORK (SHADED AREA)

AREA OUTSIDE THE REQUIRED 10'-0" SIDE SETBACK = 29'-2" x 15'-4" = 437.55 SQ. FT. (CROSSHATCH AREA)

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

SHEET INDEX

| Sheet Number | Sheet Name |
|--------------|-----------------------------------------|
| A101 | COVER SHEET & SITE PLAN |
| A102 | CAL-GREEN BUILDING STANDARDS |
| A103 | CAL-GREEN BUILDING STANDARDS |
| A201 | EXISTING & PROPOSED FLOOR PLAN |
| A202 | ROOF PLAN |
| A203 | ELECTRICAL PLAN |
| A301 | EXISTING & PROPOSED EXTERIOR ELEVATIONS |
| A302 | BUILDING SECTIONS |
| A401 | DETAILS |
| A501 | RESIDENCE & ADJACENT PROPERTIES PHOTOS |

FAMILY ROOM ADDITION FOR:
HOANG RESIDENCE
 7035 ARMSTRONG ROAD
 GOLETA, CA 93117
 A.P.N.: 073-184-026

COVER SHEET & SITE PLAN

Date: 09/01/2025
 Drawn by: ER
 Scale: As indicated

A101

