



## DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services  
130 Cremona Drive, Suite B, Goleta, CA 93117  
Phone: (805) 961-7500 Fax: (805) 961-7551  
[www.cityofgoleta.org](http://www.cityofgoleta.org)

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### AGENDA ITEM L-2

DATE: March 23, 2010  
TO: Goleta Design Review Board  
FROM: Brian Hiefield, Assistant Planner  
SUBJECT: 10-013-DRB; 5660 Pembroke Court; APN 069-670-009

**APPLICANT:** Ben Woodall  
1675 Laurel Avenue  
Solvang, CA 93463

#### **PROJECT DESCRIPTION:**

This is a request for *Conceptual/Preliminary* review. The property includes a 1,090-square foot residence and an attached 541-square foot 2-car garage on a 2,552-square foot condominium lot within the 2.5-acre Cambridge Residences development in the DR-3.3 zone district. The applicant proposes to construct a 150-square foot addition infilling exterior covered patio space at the rear of the dwelling under the existing roof line. The resulting 1-story structure would be 1,781 square feet, consisting of a 1,240-square foot single-family dwelling and an attached 541-square foot 2-car garage. All materials used for this project are to match the existing residence. The project was filed by agent Ben Woodall on behalf of Stanley Jagoda, property owner. Related cases: 86-DP-81; 10-013-SCD; 10-013-LUP.

#### **BACKGROUND:**

The project was submitted on January 28, 2010. This is the first time the project has been before the DRB. There are no known violations on the property.

The 2.5-acre parcel was developed in 1987 with eleven stand alone 2-bedroom condominium units and is subject to the regulations of Tract Map 13,680, and associated Final Development Plan 86-DP-81.

**ANALYSIS:**

**Zoning Consistency:**

	Required	Proposed	Consistent Y/N
Front Yard Setback	Zero Lot-Line Condo Lot	No Change to Existing Footprint	Yes
Side Yard Setback	Zero Lot-Line Condo Lot	No Change to Existing Footprint	Yes
Rear Yard Setback	Zero Lot-Line Condo Lot	No Change to Existing Footprint	Yes
Lot Coverage	28.8 %	No Change to Existing Footprint	Yes
Building Height	14 feet	No Change	Yes
Parking spaces	2 spaces	No Change	Yes

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance, and subject to Director Approval of a Substantial Conformity Determination to Final Development Plan 86-DP-81.

**ATTACHMENTS:**

- Reduced 11" x 17" copies of site plans and elevations.

## GENERAL NOTES

1. THESE DRAWINGS ARE DEEMED INSTRUMENTS OF SERVICE COVERED BY ALL APPLICABLE LAWS INCLUDING U.S. COPYRIGHT LAWS. ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE THE PROPERTY OF WOODALL DESIGN GROUP AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH A SPECIFIED PROJECT. USE OR DUPLICATION IS ALLOWED BY WRITTEN PERMISSION ONLY.
2. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT, AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR.
3. DRAWINGS ARE BASIC EXISTING REQUIREMENTS, CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET ARE APPARENT UPON FIELD INSPECTION SHALL BE CONSIDERED AS PART OF THIS CONTRACT.
4. NO INSTRUCTIONS, REVISIONS, ADDITIONS, DELETIONS, SPECIFICATIONS, OR DETAILS OTHER THAN THE INFORMATION CONTAINED HEREIN SHALL GOVERN THE PROJECT UNLESS THEY ARE IN WRITING AND APPROVED BY THE OWNER, DESIGNER AND CONTRACTOR.
5. DRAWINGS REPRESENT PRIMARY REQUIREMENTS FOR DESIGN AND CONSTRUCTION DETAILING AS DESCRIBED. CONTRACTOR IS REQUIRED TO HAVE SUBCONTRACTORS CAREFULLY REVIEW DRAWINGS FOR PROPER EXECUTION OF THE WORK. ANY ADDITIONAL WORK NOT INCLUDED ON THE DRAWINGS YET REQUIRED TO SATISFY CODE REQUIREMENTS FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY SHALL BE CONSIDERED AS PART OF THE CONTRACTORS SCOPE OF WORK.
6. IT SHALL BE UNDERSTOOD THAT ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SAFETY DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SERVE AS SHOP DRAWINGS. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE SCOPE OF WORK CONCERNING OTHER TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE TO COORDINATE AND SEQUENCING WITH THIS WORK.
7. THIS PROJECT SHALL COMPLY WITH THE TECHNICAL REQUIREMENTS CONTAINED IN THE 2007 CALIFORNIA BUILDING CODE, 2007 CALIFORNIA PLUMBING CODE, 2007 CALIFORNIA MECHANICAL CODE, 2007 CALIFORNIA ELECTRICAL CODE, 2007 CALIFORNIA FIRE CODE AND THEIR AMENDMENTS, CALIFORNIA STATE LAWS REGULATING ENERGY CONSERVATION AND ACCESS FOR THE DISABLED, AND CITY OF GOLETA ORDINANCES.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL REQUIRED OPENINGS IN ROOF, FLOORS, WALLS, AND PLENUMS NECESSARY TO PROVIDE ADEQUATE SPACE FOR ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT, DUCTWORK, ETC.
9. CONTRACTOR SHALL CHECK VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO DESIGNER FOR ADJUSTMENT.
10. CONTRACTORS SHALL PROCURE AND INCLUDE IN HIS BASE BID PRICE ALL NECESSARY PERMITS, CERTIFICATES AND NOTICES FOR THE PROJECT.
11. CONTRACTOR MUST SHOW PROOF OF INSURANCE BEFORE CONTRACT IS AWARDED.
12. FROM INFORMATION PROVIDED BY THE OWNER, ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS ARE COPIED TO THIS SITE PLAN.
13. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND GENERAL DETAILS.
14. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
15. ALL DIMENSIONS ARE TO BE FIELD VERIFIED UNLESS OTHERWISE NOTED.
16. CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL AND CEILING MOUNTED ITEMS.
17. ALL EXTERIOR OPENINGS, FLASHING, COUNTER FLASHING AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH A MANNER TO BE WEATHERPROOFED.
18. ALL COVER PLATES, GRILLES, FIXTURE TYPES AND COLORS TO BE SPECIFIED BY OWNER.

### 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 DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE.

TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED 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 DEPOSITION MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

## KEY NOTES

### DW DOORS AND WINDOWS

**DW1** CLAD EXTERIOR / WOOD INTERIOR DOOR: PRIMED AND PAINTED (SEE SCHED.)

**DW2** CLAD EXTERIOR / WOOD INTERIOR WINDOW: PRIMED AND PAINTED (SEE SCHED.)

### EX EXTERIOR FINISHES

**EX1** EXTERIOR HORIZONTAL SIDING: REDWOOD  
O/ W.P. BLD'G. PAPER (DBL. LAYERS OF W.P. BLD'G. PAPER AT CORNERS TYPICAL) O/ APA RATED CDX PLYWD. SHEATHING (WHERE OCCURS.)  
O/ 2x STUD WALL FRM'G. USE CORROSION RESISTANT FASTENERS, PRIME AND PAINT TO MATCH EXISTING.  
VERIFY W/ OWNER, PROVIDE SAMPLE FOR OWNERS APPROVAL.

### FLOORING

**F1** CARPET AND PAD (TO BE SELECTED AND APPROVED BY OWNER.)

**F2** NO-WAX CUSHION VINYL RESILIENT FLOOR INSTALL PER MFR. RECOMMENDATIONS O/ RATED PLYWOOD SUBFLOORING (TO BE SELECTED AND APPROVED BY OWNER)

**F3** WOOD FLOORING: OAK STRIP FLOORING, 3/4" THICK TONGUE AND GROOVE, 2-1/4" FACE WIDTH, RANDOM LENGTHS.

**F4** 4" CONCRETE SLAB SEE DETAILS

### WE WALL FINISH

**WF1** 5/8" GYP BOARD WALL, BULL-NOSE ALL OUTSIDE CORNERS. FINISH, TEXTURED, PRIMED AND PAINTED TO MATCH EXISTING. PROVIDE SAMPLE FOR OWNERS APPROVAL OF COLOR AND TEXTURE.

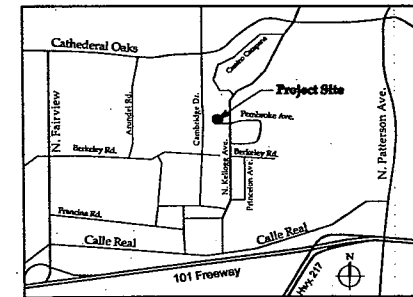
### CC CEILING

**C1** 5/8" GYP BOARD. TEXTURED, PRIMED AND PAINTED TO MATCH (E) CEILING FINISH.

### MM MISCELLANEOUS

**M1** BATT INSULATION:  
• R-30 ROOF AREAS.  
• R-19 FLOOR AREAS.  
• R-19 WALLS

## VICINITY MAP



## PROJECT DESCRIPTION

-ENCLOSE EXISTING COVERED PORCH AND MAKE HABITABLE SPACE. APPROXIMATELY 130 S.F. GROSS

## SITE NOTES

SITE PLAN IS PROVIDED FOR REFERENCE ONLY. ANY DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTOR.

ALL UTILITY LOCATIONS AND SERVICE IS EXISTING TO REMAIN AS IS.

CALL THE UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT 1-800-422-4133 TWO WORKING DAYS BEFORE DIGGING IS BEGUN.

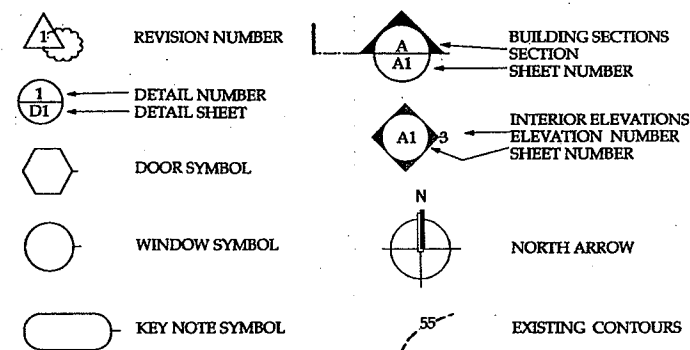
## CONSULTANTS

DESIGNER: WOODALL DESIGN GROUP  
SOLVANG, CA.  
PH. 805-453-6318  
WOODALLBEN@HOTMAIL.COM

GENERAL CONTRACTOR: A. WILLIS CONSTRUCTION  
ANDY WILLIS  
(805) 453-3003  
P.O. BOX 1069  
LOS ALAMOS CA. 93440  
CA. LIC.# 882814

M.E.C.  
MECHANICAL ENGINEERING  
CONSULTANTS INC.  
EDWIN C. MARKHAM JR. C.E.P.E.  
1616 ANACAPA STREET  
SANTA BARBARA, CA 93101  
805.937.4632 PHONE / EXTENSION 206  
805.937.4699 FAX  
EDDIB@MECENG.COM

## SYMBOLS



## PROJECT DATA

OWNER: STANLEY JAGODA  
SCOPE OF THIS PERMIT: RESIDENTIAL ADDITION  
PROJECT ADDRESS: 5660 PEMBROKE CT, UNIT 9B  
SANTA BARBARA, CA.  
APN #: 069 - 670 - 009  
ZONING: DR-3.3  
LOT SIZE: CONDO  
AVG. LOT SLOPE: 3%  
HIGH FIRE: NO  
[E] PARKING: COVERED / TWO CAR GARAGE

## PROJECT TABULATIONS

[E] RESIDENCE GROSS	1090 S.F.	GROSS RES.
[E] GARAGE GROSS	541 S.F.	GROSS GARAGE
[E] RESIDENCE NET	891 S.F.	NET RES.
[E] GARAGE NET	508 S.F.	NET GARAGE
[N] ADDITION GROSS	130 S.F.	GROSS ADDITION
[N] ADDITION NET	134 S.F.	NET ADDITION
[N] ADDITION GROSS	150 S.F.	1,781 S.F. [E] GROSS RES. & GARAGE
[E] RESIDENCE GROSS	1090 S.F.	
[E] GARAGE GROSS	541 S.F.	
[N] ADDITION NET	134 S.F.	1,533 S.F. [E] NET RES. & GARAGE
[E] RESIDENCE NET	891 S.F.	
[E] GARAGE NET	508 S.F.	

## SHEET INDEX

A-0	COVER SHEET / GENERAL NOTES / PROJECT STATISTICS
A-1	SITE PLAN
A-2	EXISTING FLOOR PLAN / DEMOLITION PLAN
A-3	NEW FLOOR PLAN
A-4	ROOF PLAN
A-5	EXTERIOR ELEVATIONS
D-1	DETAILS

# RECEIVED

JAN 28 2010

City of Goleta  
Planning & Environmental Svcs.

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At-Built - Permit Expediting - Consultations  
Benjamin N. Woodall  
Ph. 805-453-6318  
woodallben@woodall.com

5660 Pembroke Ct. unit 9  
Patio Enclosure / Addition  
for  
Stan Jagoda

SHEET TITLE:

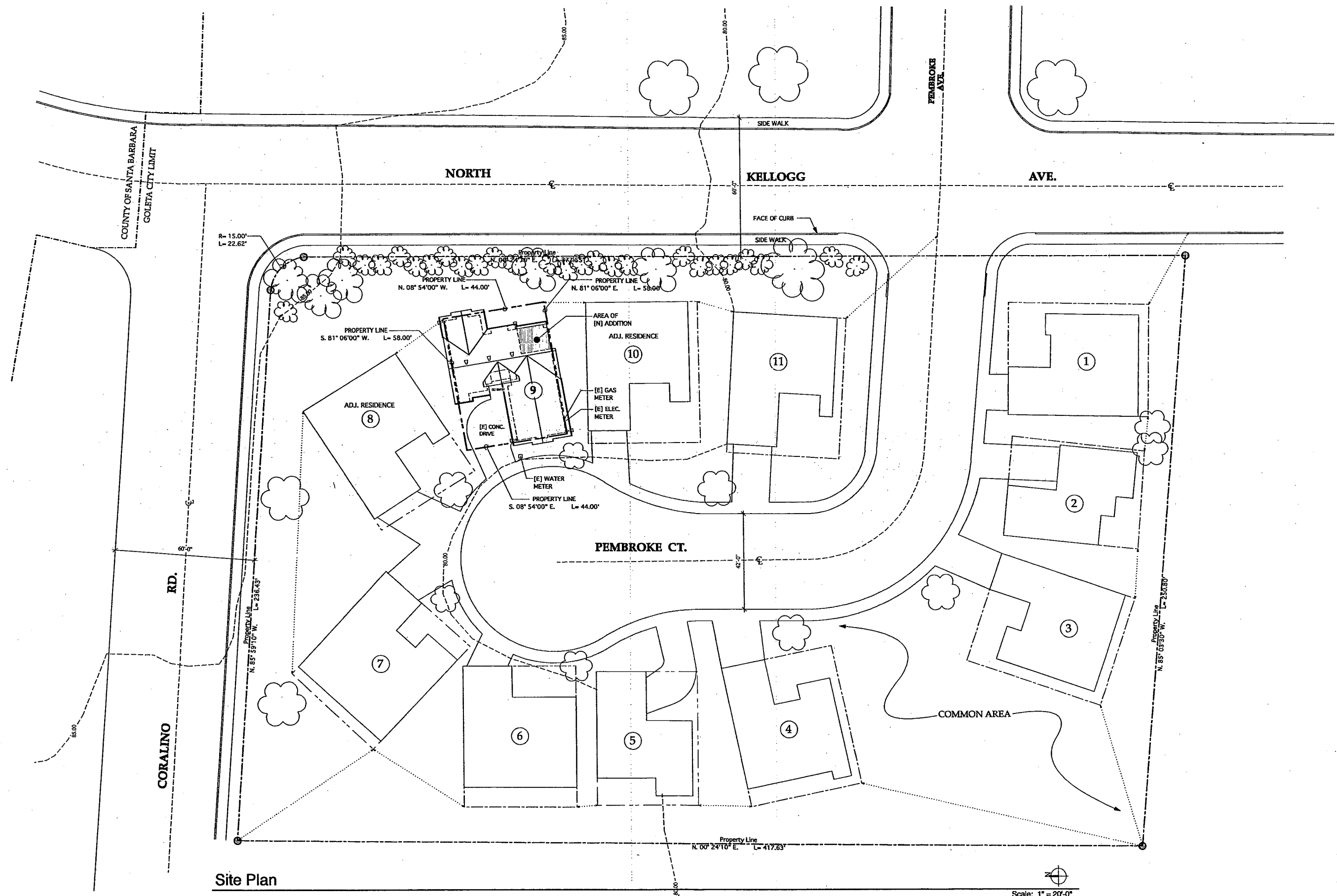
Cover / Notes /  
Project Data /  
Tabulations

DATE: January 27, 2010  
SCALE:  
DRAWN:  
JOB:

SHEET:

A-0

OF SHEETS



Site Plan

Scale: 1" = 20'-0"

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Benjamin N. Woodall  
1675 Laurel Ave.  
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U.S.A.

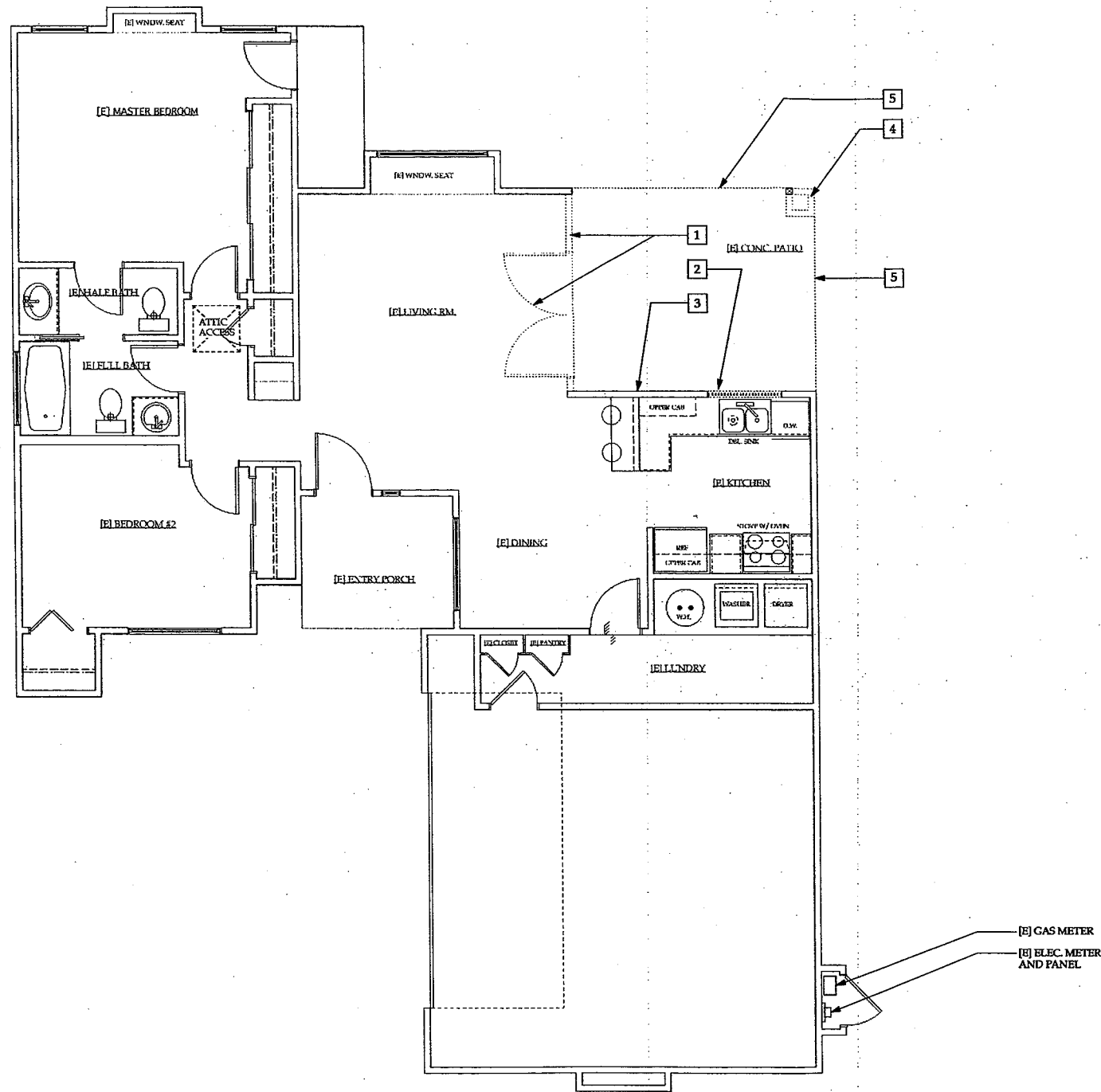
**5660 Pembroke Ct. unit 9**  
Patio Enclosure / Addition  
for  
Stan Jagoda

SHEET TITLE:

Cover / General  
Notes / Tabs /  
Site Plan

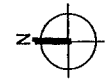
DATE: January 27, 2010  
SCALE:  
DRAWN:  
JOB:

SHEET:  
**A-1**  
OF SHEETS



DEMO NOTES:	
MARK	NOTE
1	REMOVE EXISTING WALL AND DOOR
2	REMOVE EXISTING WINDOW. ROUGH OPENING TO REMAIN.
3	REMOVE EXISTING EXTERIOR SIDING, UNDERLAYMENT AND FLASHING. [E] STUD WALL TO REMAIN.
4	REMOVE EXISTING COLUMN FRAMING, EXTERIOR SIDING, UNDERLAYMENT AND FLASHING. [E] 4X4 POST TO REMAIN.
5	REMOVE EXISTING CONCRETE PATIO [E] FOOTINGS TO REMAIN.

Existing Floor Plan / Demolition Plan



1/4" = 1'-0"

WALL LEGEND	
[E] 2x4 WALL	
[N] 2x4 WALL	

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Patio Enclosure / Addition  
for  
Stan Jagoda

SHEET TITLE:

Floor Plan

DATE: January 27, 2

SCALE:

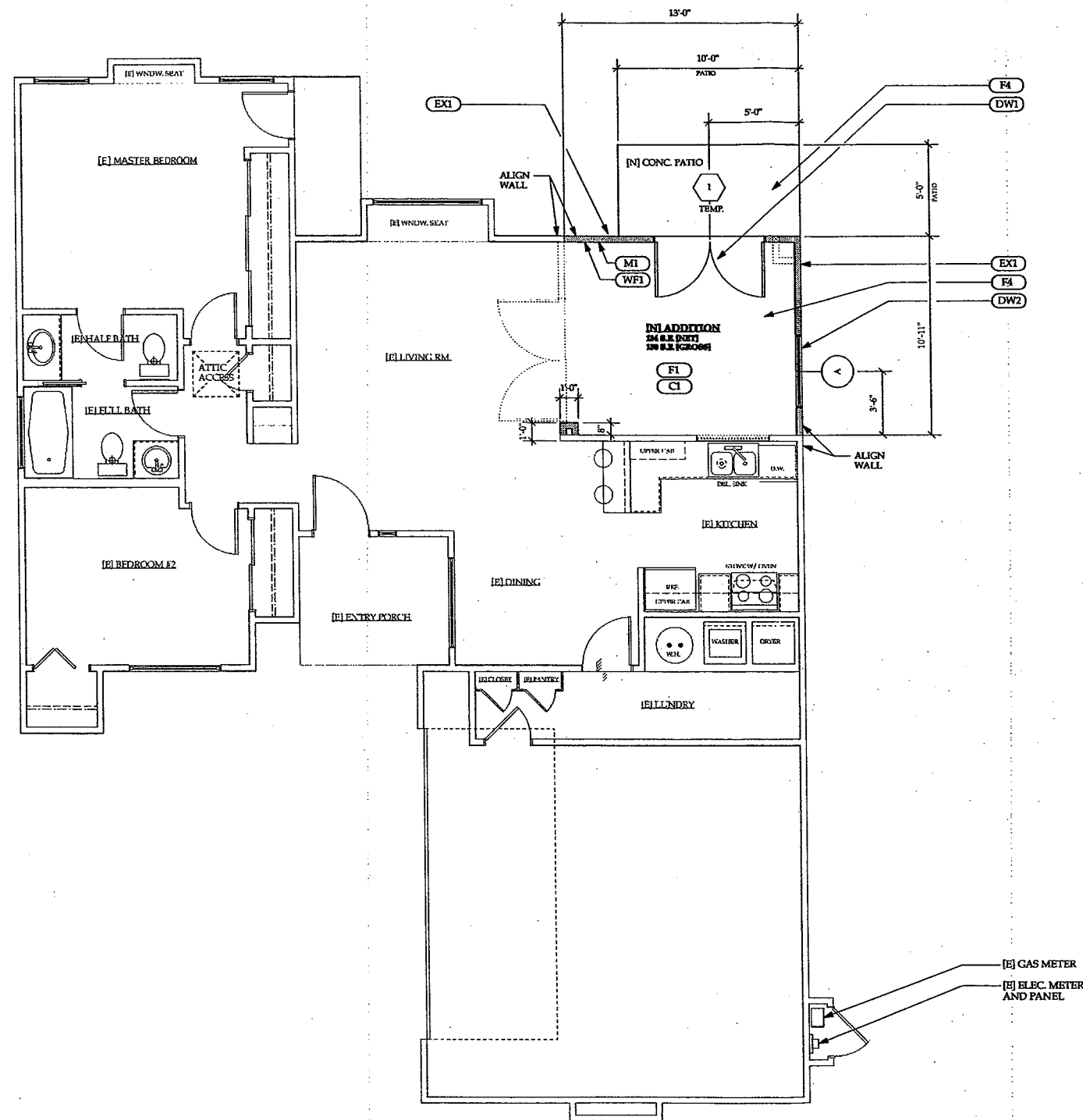
DRAWN:

JOB:

SHEET:

A-2

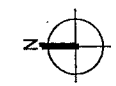
OF SHEETS



**New Floor Plan**

\*SEE SECT. A8 FOR KEY NOTES

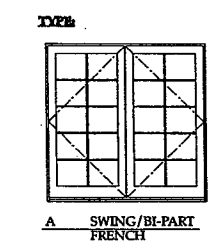
NOTE: DIMENSIONS ON PLAN ARE PROVIDED FOR REFERENCE ONLY. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTORS.



1/4" = 1'-0"

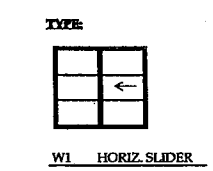
WALL LEGEND	
[E] 2x4 WALL	
[N] 2x4 WALL	

DOOR SCHEDULE									
NO.	SIZE (W x H)	TYPE	THICK	CORE	STYLE/RACE	GLAZ	JAMB	THRES	NOTES
1	6'-0" X 6'-8" PAIR	A	1-3/4"	SOLID	FRENCH/WOOD/CLAD	DUAL	WOOD	ALUM.	1,2,3,4 & 5



- DOOR NOTES:**
- 1.) Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the door glazing is within a 24-inch arc of either vertical edge of the door in closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface shall be safety glazing Per U.B.C. 2406.4 (6)
  - 2.) Glazing in ingress and egress doors shall be safety glazing Per U.B.C. 2406.4 (1)
  - 3.) Fixed glazing closer than 18" of walking surface shall be safety glazing Per U.B.C. 2406.4 (7)
  - 4.) See Floor plan for door swing type.
  - 5.) Hardware as specified by Owner.
  - 6.) Hardware as supplied by Manufacturer.

WINDOW SCHEDULE					
NO.	SIZE W x H	TYPE see below	GLAZING	FRAMING	REMARKS
A	4'-0" x 3'-6"	W1/ HORIZ. SLIDER	DUAL	WOOD/CLAD	SEE NOTE 3 BELOW



- WINDOW NOTES:**
- 1.) Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the door glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface, shall be safety glazing Per U.B.C. Sect. 2406.4 (6)
  - 2.) Fixed glazing closer than 18" of walking surface shall be safety glazing Per U.B.C. Sect. 2406.4 (7)
  - 3.) See Exterior elevations to verify style and position.
  - 4.) Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. The minimum net clear openable height dimension shall be 24". The minimum net clear openable width dimension shall be 20". When windows are provided as means of escape or rescue, they shall have a finished sill height not more than 44" above the floor. Per C.B.C. Sect. 310.4

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As Built - Permit Expediting - Consultation  
Benjamin N. Woodall  
1675 Laurel Ave.

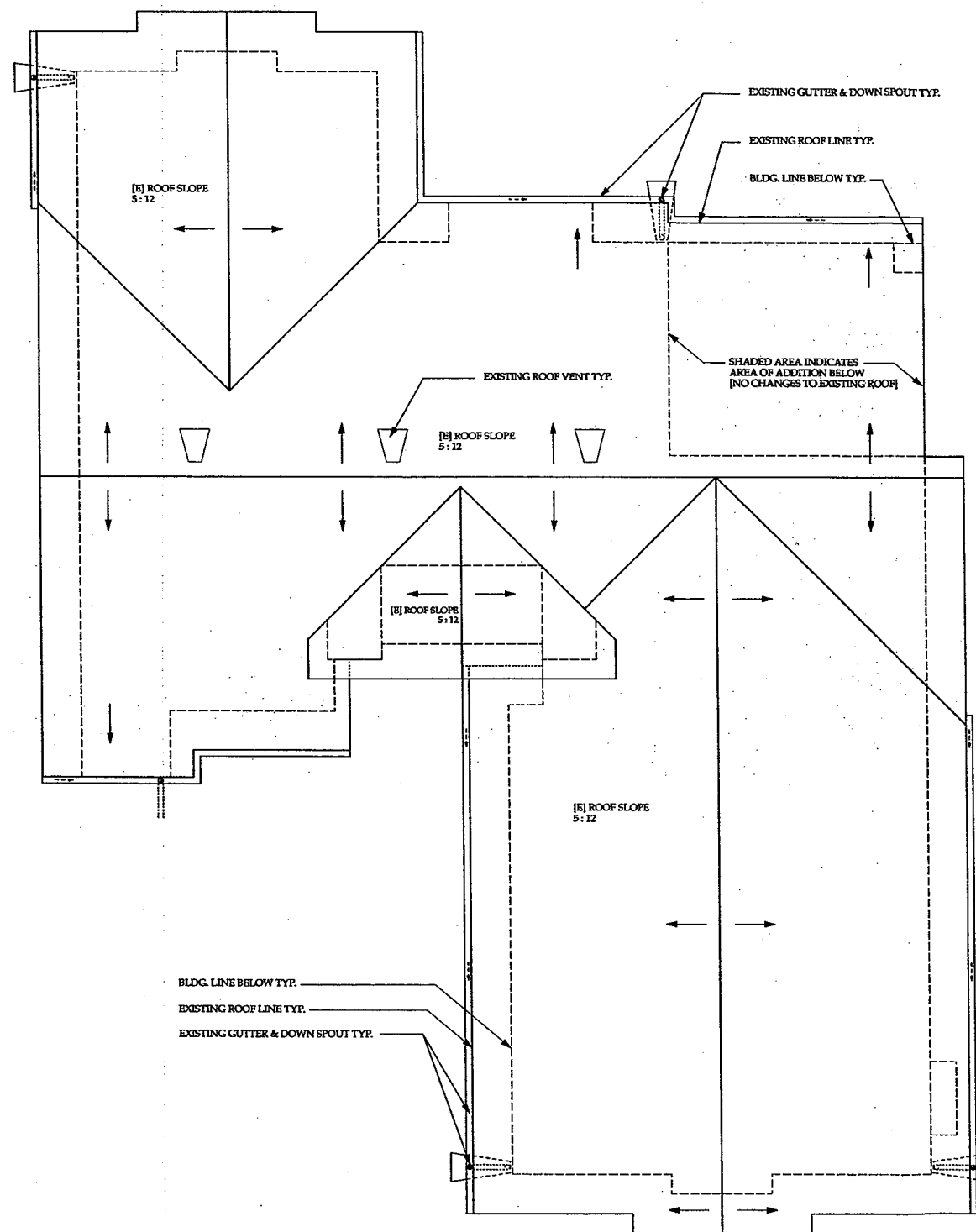
**5660 Pembroke Ct. unit 9B**  
Patio Enclosure / Addition  
for  
Stan Jagoda

SHEET TITLE:

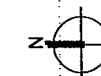
Floor Plan

DATE: January 27, 2  
SCALE:  
DRAWN:  
JOB:

SHEET:  
**A-3**  
OF SHEETS



Existing Roof Plan [No Changes]



1/4" = 1'-0"

WALL LEGEND	
[E] 2x4 WALL	
[N] 2x4 WALL	

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 Benjamin N. Woodall 1675 Laurel Ave.

5660 Pemboke Ct. unit 9B  
 Patio Enclosure / Addition  
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 Stan Jagoda

SHEET TITLE:

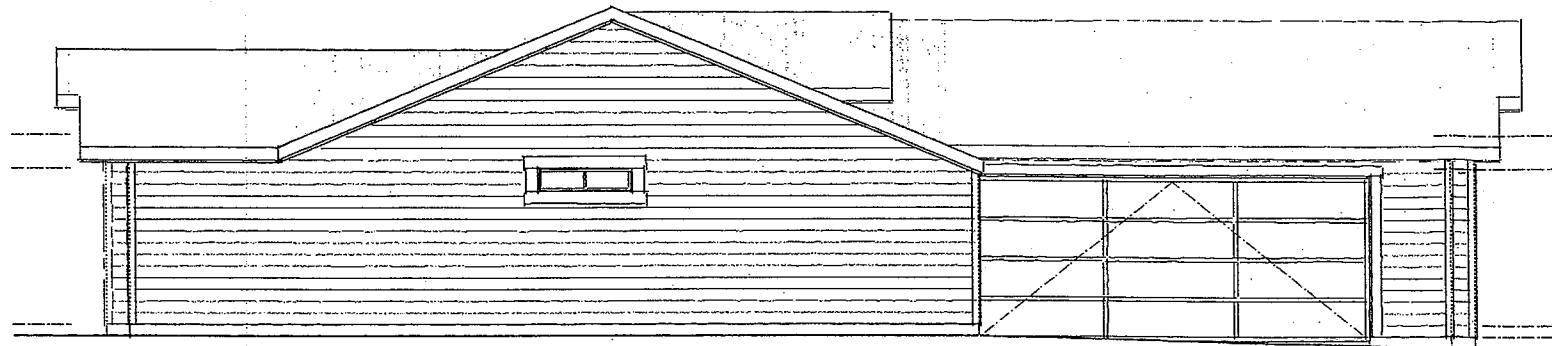
Floor Plan

DATE: January 27, 2  
 SCALE:  
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 JOB:

SHEET:

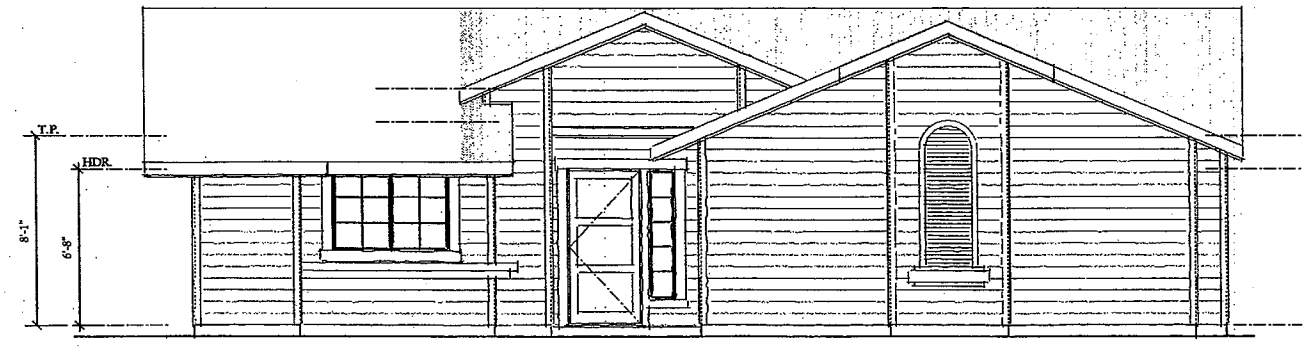
A-4

OF SHEETS



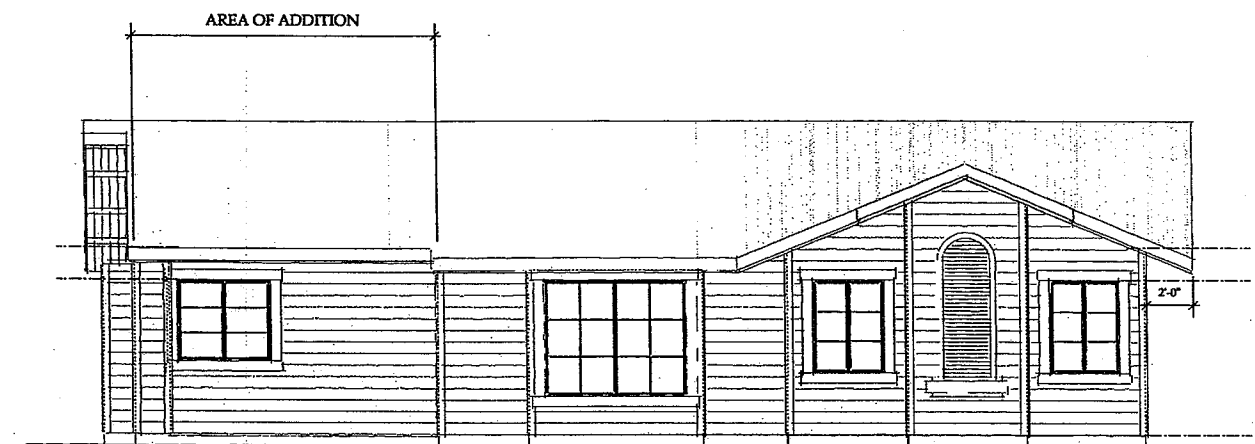
[E] North Elevation

1/4" = 1'-0"



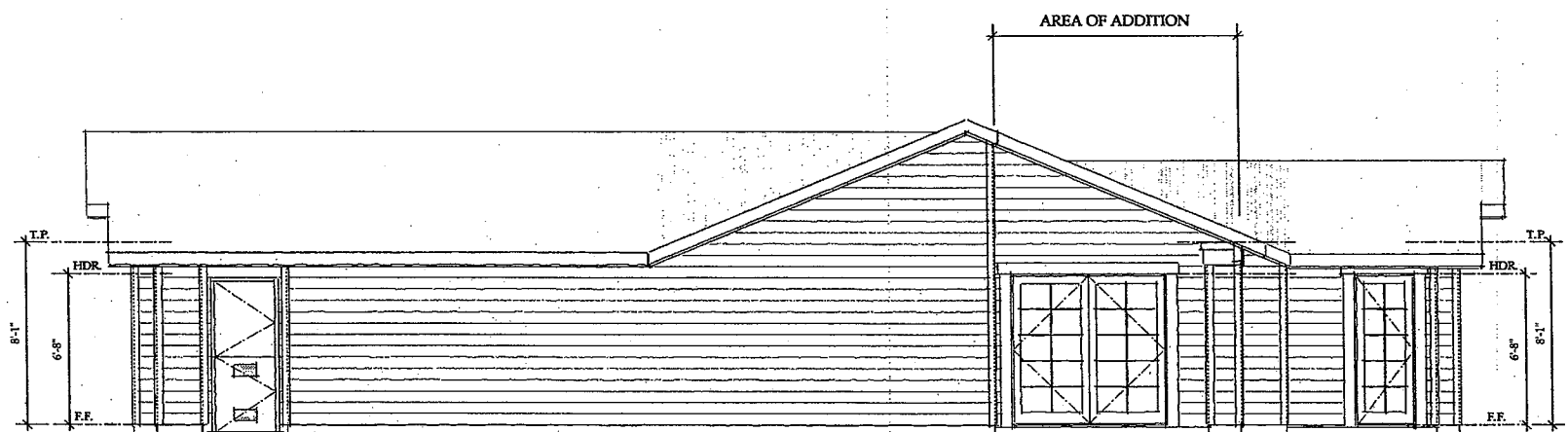
[E] West Elevation

1/4" = 1'-0"



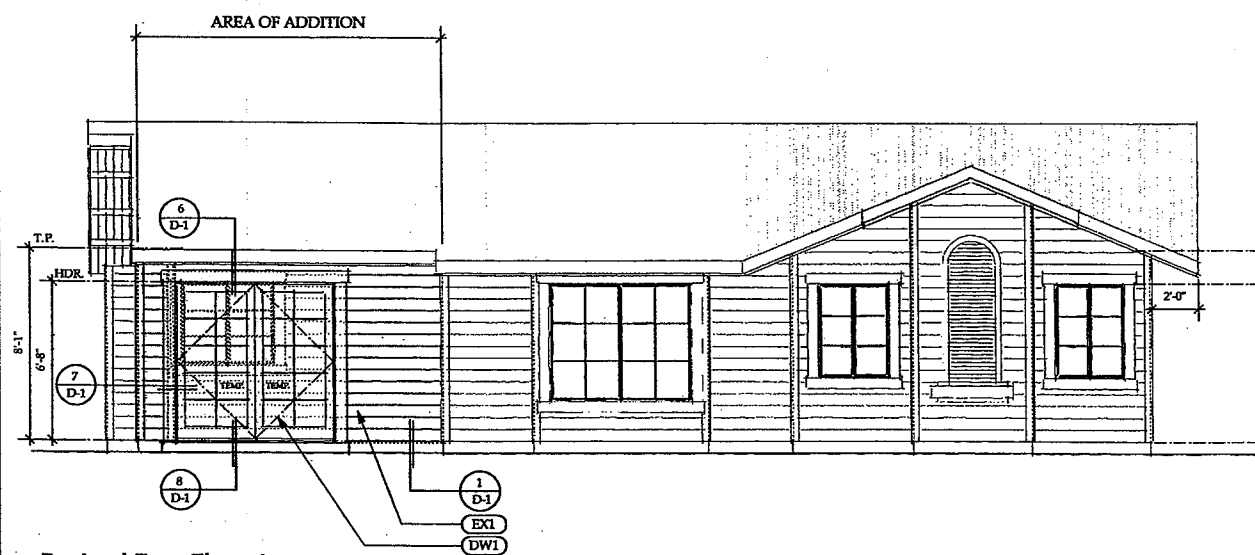
[E] East Elevation

1/4" = 1'-0"



[E] South Elevation

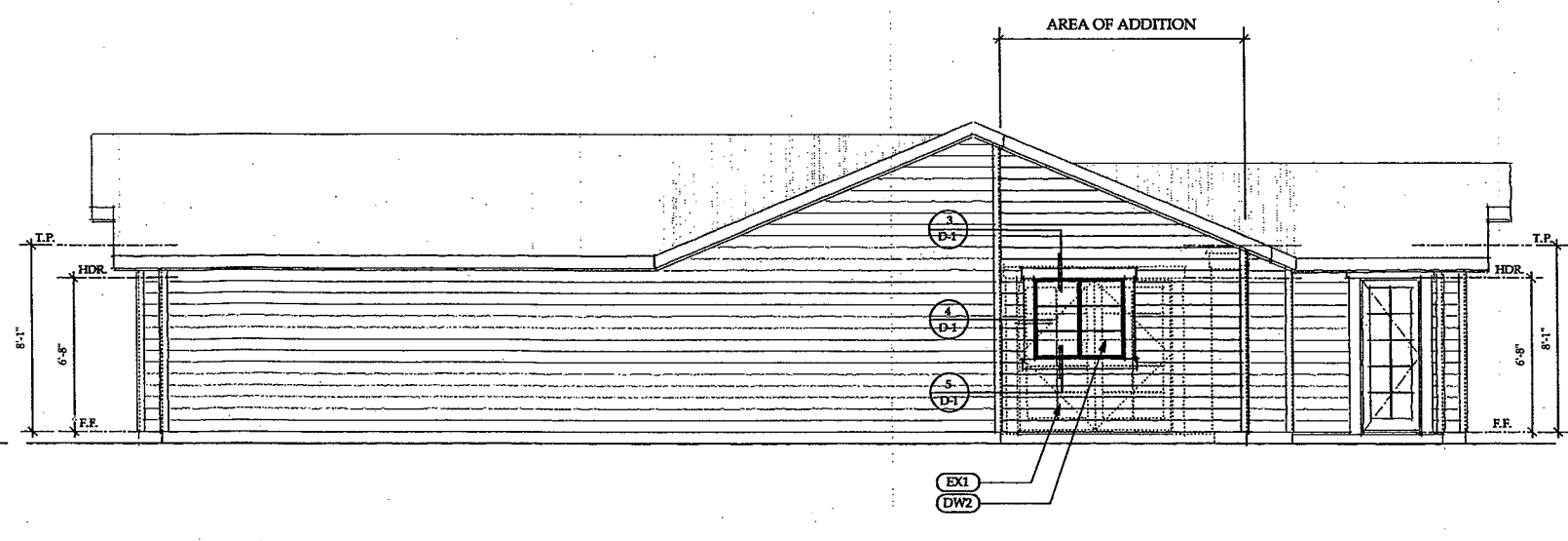
1/4" = 1'-0"



Revised East Elevation

\*SEE SHT. A0 FOR KEY NOTES

1/4" = 1'-0"



Revised South Elevation

\*SEE SHT. A0 FOR KEY NOTES

1/4" = 1'-0"

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5660 Pembroke Ct. unit 9B  
Patio Enclosure / Addition  
for

SHEET TITLE:

Exterior Elev.

DATE: January:

SCALE:

DRAWN:

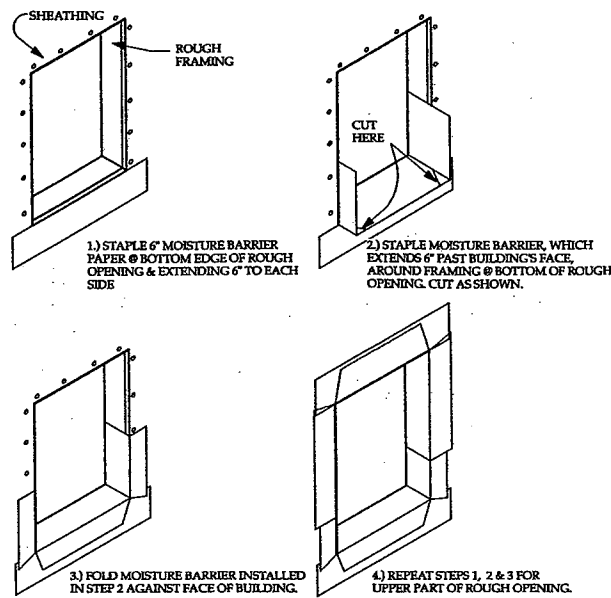
JOB:

SHEET:

A-5

OF SHEET





ROUGH OPENING WRAP DTL

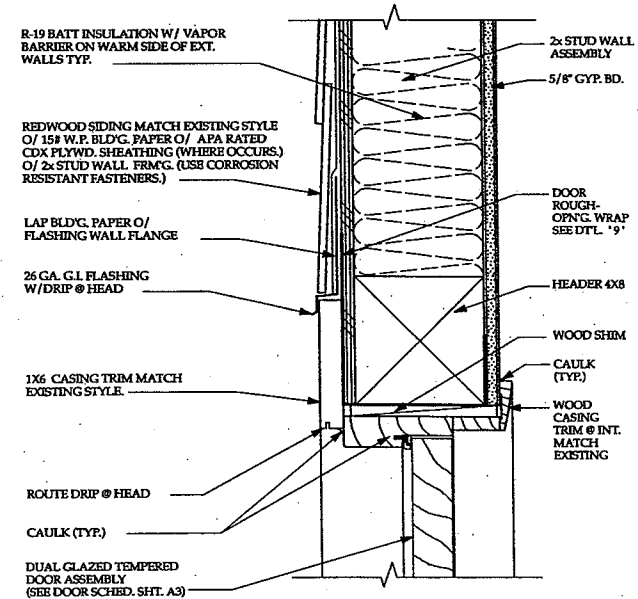
N.T.S.

9

FRENCH DOOR HEAD DTL

3" = 1'-0"

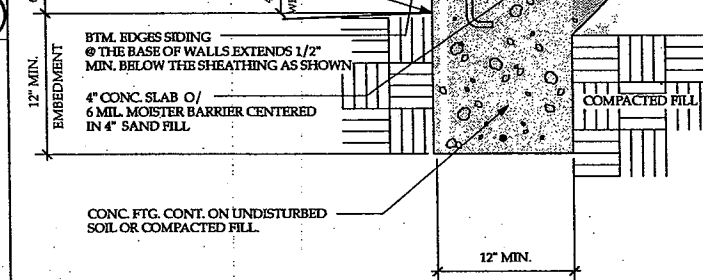
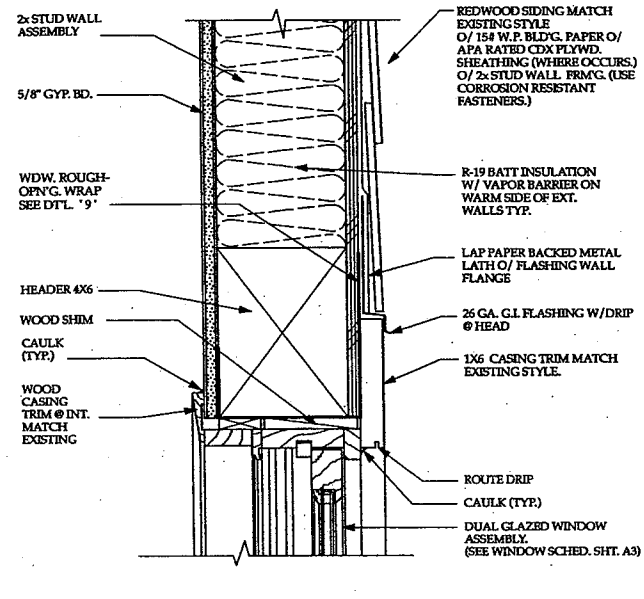
6



TYP DBL HUNG WINDOW HEAD DTL

3" = 1'-0"

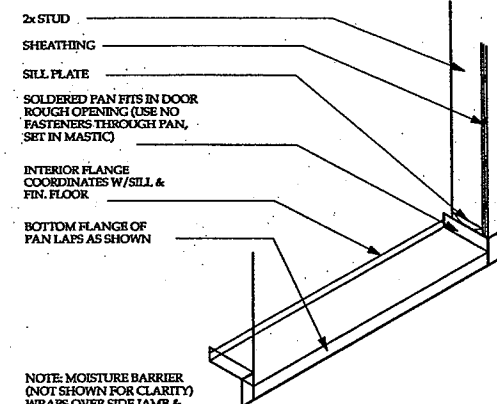
3



NEW FOOTING

11/2" = 1'-0"

1



DOOR SILL PAN

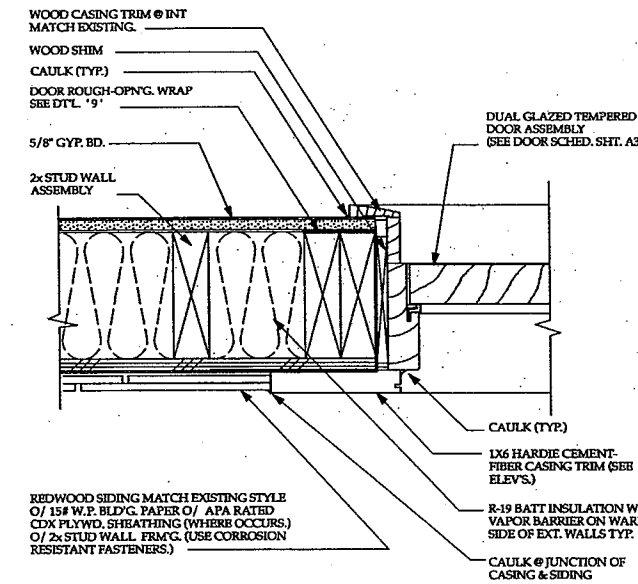
1" = 1'-0"

10

FRENCH DOOR JAMB DTL

3" = 1'-0"

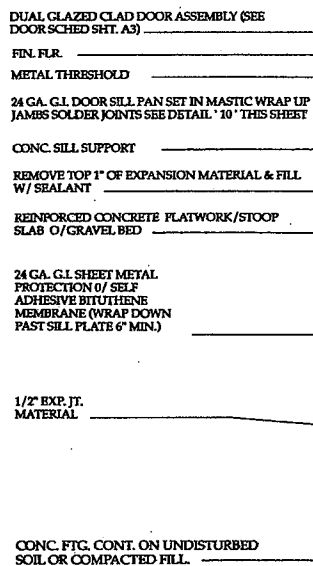
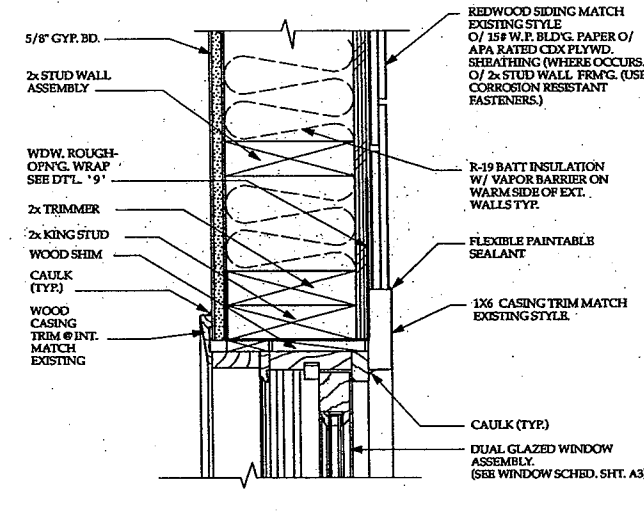
7



TYP WINDOW JAMB DTL

3" = 1'-0"

4



EXTERIOR DOOR SILL (IN-SWING DOOR)

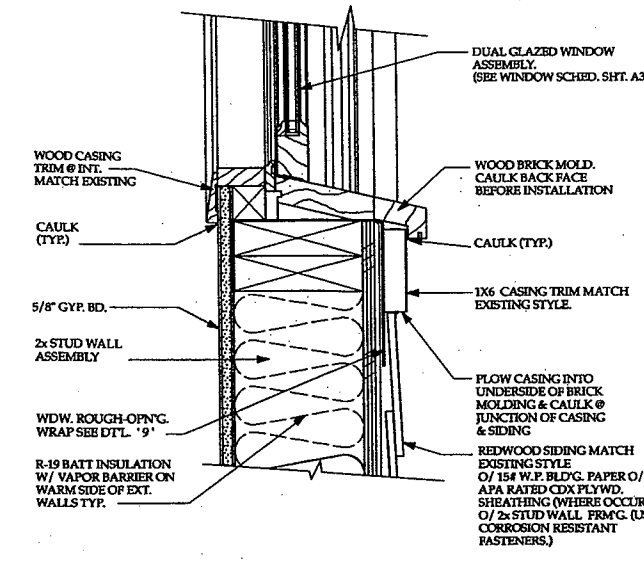
3" = 1'-0"

8

TYP WINDOW SILL DTL

3" = 1'-0"

5



REVISION:


Woodall Design Group  
Residential & Commercial  
Design Services  
New Construction - Remodel - Additions  
As Built - Permit Expediting - Consultation  
Benjamin N. Woodall  
1675 Laurel Ave.

5660 Pemboke Ct. unit 9B  
Patio Enclosure / Addition  
for  
Stan Jagoda

SHEET TITLE:

Details

DATE: January 10, 2  
SCALE:  
DRAWN:  
JOB:

SHEET:

D-1

OF SHEETS