



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
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AGENDA ITEM L-3

DATE: March 23, 2010
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 10-022-DRB; Citrix Building 8 Addition/Emergency Generator; 7404 Hollister Avenue; APN 079-210-064

APPLICANT: Andrew Brenner
RCI Builders
2985 E. Hillcrest Drive, Ste. 107
Thousand Oaks, CA 91362

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes the Hollister Business Park (HBP), which contains 8 buildings totaling 292,130 square feet on 24.427 gross acres in the M-RP zone district. On the eastern parcel of the HBP at 7404 Hollister (Building 8), the applicant proposes to construct a 160-square foot addition for a utility room, and also to install a 75-square foot diesel-powered emergency backup power generator. The generator would be enclosed within a 10-foot tall stucco wall with a corrugated metal gate, finished to match the existing building. The project was filed by Andrew Brenner of RCI Builders, agent, on behalf of Hollister Business Park Ltd., property owner, and Citrix Online, tenant. Related cases: 10-022-LUP; 10-022-SCD.

BACKGROUND:

The project was submitted on February 18, 2010. This is the first time the project has been before the DRB. There are no known violations on the property.

This project is being reviewed for substantial conformity with the Development Plans and subsequent entitlements for the Hollister Business Park (case nos. 82-DP-11, 83-DP-03, 83-DP-46 et al.)

ANALYSIS:

Consistency with HBP Development Plans (as amended):

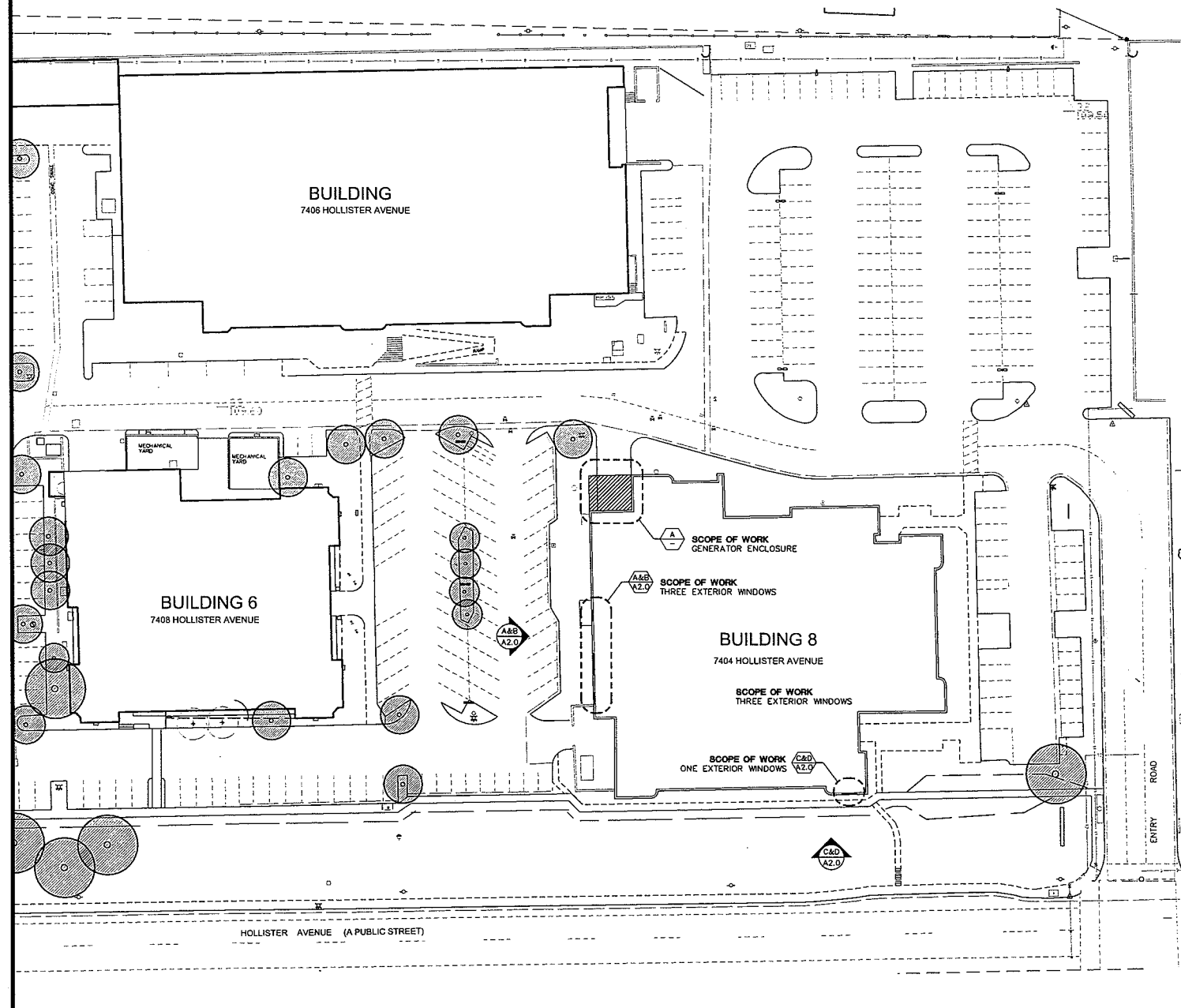
	Required	Proposed	Consistent Y/N
Building Coverage	25%	25%	Yes
Parking spaces	851 spaces (per 82-DP-11, 83-DP-03, 83-DP-46)	851 spaces	Yes
Landscaping	41% (including eucalyptus barranca)	41% (no change)	Yes

The proposed project is consistent with the above Building Coverage and Parking requirements of the HBP Development Plans and subsequent entitlements.

ATTACHMENTS:

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

KEY MAP/ SITE PLAN



Generator Enclosure For:

CITRIX® online

Hollister Business Park

Building # 8

7404 HOLLISTER AVENUE

GOLETA, CALIFORNIA 93117

JOB ADDRESS

7404 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

SHEET INDEX

ARCHITECTURAL
A1.0 COVER SHEET, PLANS AND DETAILS
A2.0 EXISTING AND PROPOSED ELEVATIONS

PROJECT INFORMATION

PROJECT DESCRIPTION
PROVIDE NEW 350 KW BACK-UP GENERATOR AND GENERATOR ENCLOSURE ON NORTH-EAST SIDE OF EXISTING BUILDING 8.
INSTALL 3 NEW EXTERIOR WINDOWS ON THE WEST ELEVATION TO MATCH EXISTING. INSTALL 1 NEW WINDOW ON THE SOUTH ELEVATION NEAR SOUTH-EAST CORNER TO MATCH EXISTING.

TENANT

CITRIX ONLINE
7414 HOLLISTER AVENUE
SANTA BARBARA, CA 93117
CONTACT: STEVE NICHOLSON
(805)890-7999

VICINITY MAP



GENERAL CONTRACTOR

RCI BUILDERS
2885 HILLCREST DR., SUITE 220
THOUSAND OAKS, CA 91362
CONTACT: STEVE RICE
(818)865-0200

PROJECT DIRECTORY

ARCHITECT:
POLIQUIN KELLOGG DESIGN GROUP
6400 CANOGA AVE., SUITE 215
WOODLAND HILLS, CA 91367
CONTACT: MARK KELLOGG mkellogg@pkdg.com
Ifaki Villarín ebalenton@pkdg.com
(818)313-6813 FAX(818)313-6817

GENERATOR ENCLOSURE
7404 HOLLISTER AVENUE, GOLETA, CA

P
K

POLIQUIN KELLOGG DESIGN GROUP
ARCHITECTURE PLANNING INTERIOR DESIGN
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Woodland Hills, CA 91367
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Generator Enclosure & 4 Exterior Windows for:
CITRIX® online
HOLLISTER BUSINESS PARK - BUILDING #8
GOLETA, CALIFORNIA 93117
7404 HOLLISTER AVENUE

All drawings and written material appearing herein constitute the original and approved work of the architect and the same may not be reproduced or disclosed without the written consent of the architect.

Remarks	Date	By
PLANNING SUBMIT	2/17/10	

Sheet Title
**TITLE SHEET
PLANS AND
DETAILS**

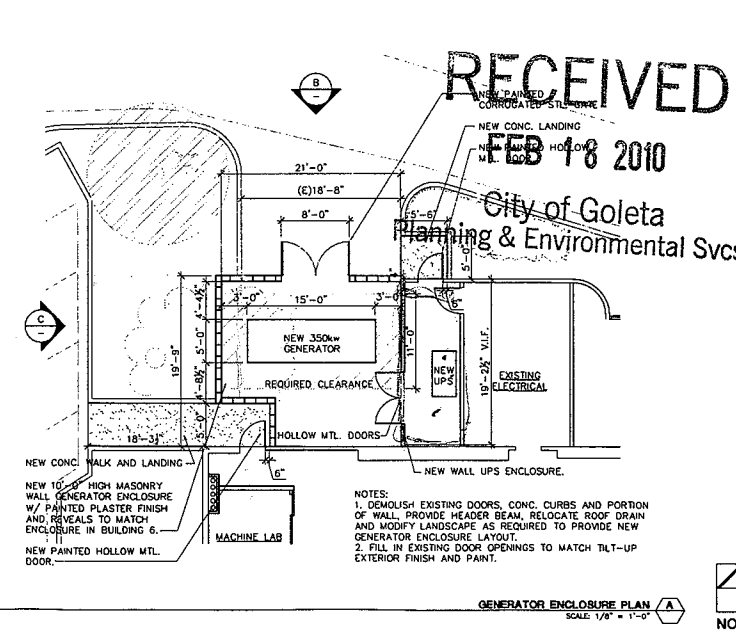
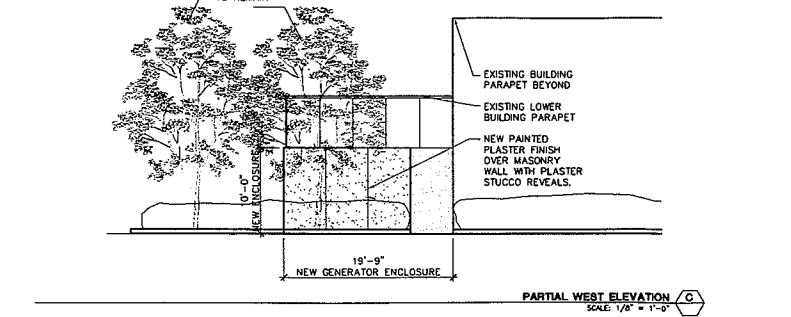
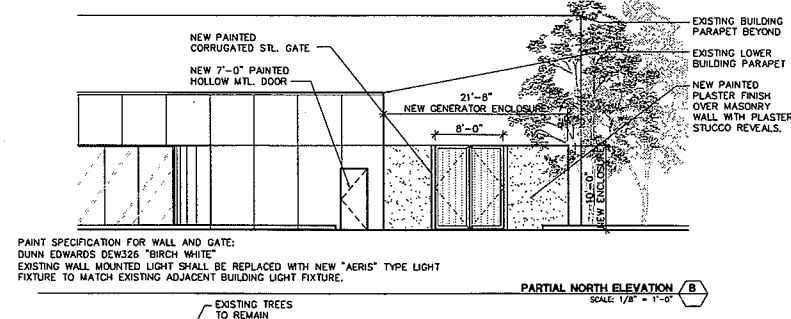
Project No.
09-097.00

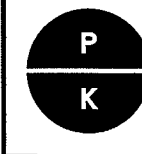
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12/21/09

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AS SHOWN

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Generator Enclosure & 4 Exterior Windows for:
CITRIX® online
 HOLLISTER BUSINESS PARK - BUILDING #8
 7404 HOLLISTER AVENUE
 COLETA, CALIFORNIA 93117

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Sheet Title
EXISTING AND PROPOSED ELEVATIONS

Project No. 09-097.00
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 Date: 12/21/09
 Scale: AS SHOWN

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