



## DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services  
130 Cremona Drive, Suite B, Goleta, CA 93117  
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[www.cityofgoleta.org](http://www.cityofgoleta.org)

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### AGENDA ITEM L-2

DATE: June 23, 2009  
TO: Goleta Design Review Board  
FROM: Shine Ling, Assistant Planner  
SUBJECT: 09-087-DRB; Raytheon SBRC Equipment Yard; 44 Castilian Drive; APN 073-150-003

**APPLICANT:** Brian Beebe  
Anderson Systems  
5958 Corta Street.  
Goleta, CA 93117

#### **PROJECT DESCRIPTION:**

This is a request for *Conceptual/Preliminary* review. The property includes a 46,750-square foot commercial building, a 208-square foot water filtration equipment yard, and a 3,623-square foot rear equipment yard on a 3.25-acre parcel in the M-RP zone district. The applicant proposes to expand the water filtration equipment yard to 650 square feet and install additional equipment for wastewater treatment and discharge. The yard would be enclosed by a 9.5-foot tall chain-link fence and roofed with a metal canopy. No changes in building height, building coverage, signage, or floor area for the main building are proposed. The project was filed by Brian Beebe of Anderson Systems, agent, on behalf of Peter Goodell for Castilian Associates, property owner. Related cases: 09-087-SCD; -LUP.

#### **BACKGROUND:**

The project was submitted on June 1, 2009. This is the first time the project has been before the DRB. There are no known violations on the property.

**ANALYSIS:**

**Zoning Consistency:**

	Required	Proposed	Consistent Y/N
Front Yard Setback	80 feet from Centerline 50 feet from right-of-way	80 feet from Centerline 50 feet from right-of-way (no change)	Yes
Side Yard Setback	10 feet	Greater than 10 feet (no change)	Yes
Rear Yard Setback	10 feet	Greater than 10 feet (no change)	Yes
Building Height	35 feet	Approximately 21 feet (no change)	Yes
Lot Coverage	Not more than 35% of the net area of the property shall be covered by buildings or structures	33.5%	Yes
Parking spaces	1 space per 500 square feet of space  94 spaces required	102 spaces (no change)	Yes
Landscaping	Not less than 30% of the net area of the property shall be landscaped	16.3%	Yes, per Development Plan 77-MP-6

The proposed project is consistent with the above requirements of the Inland Zoning Ordinance (Article III of Chapter 35).

**ATTACHMENTS:**

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

Consultant

Date	#	Remarks

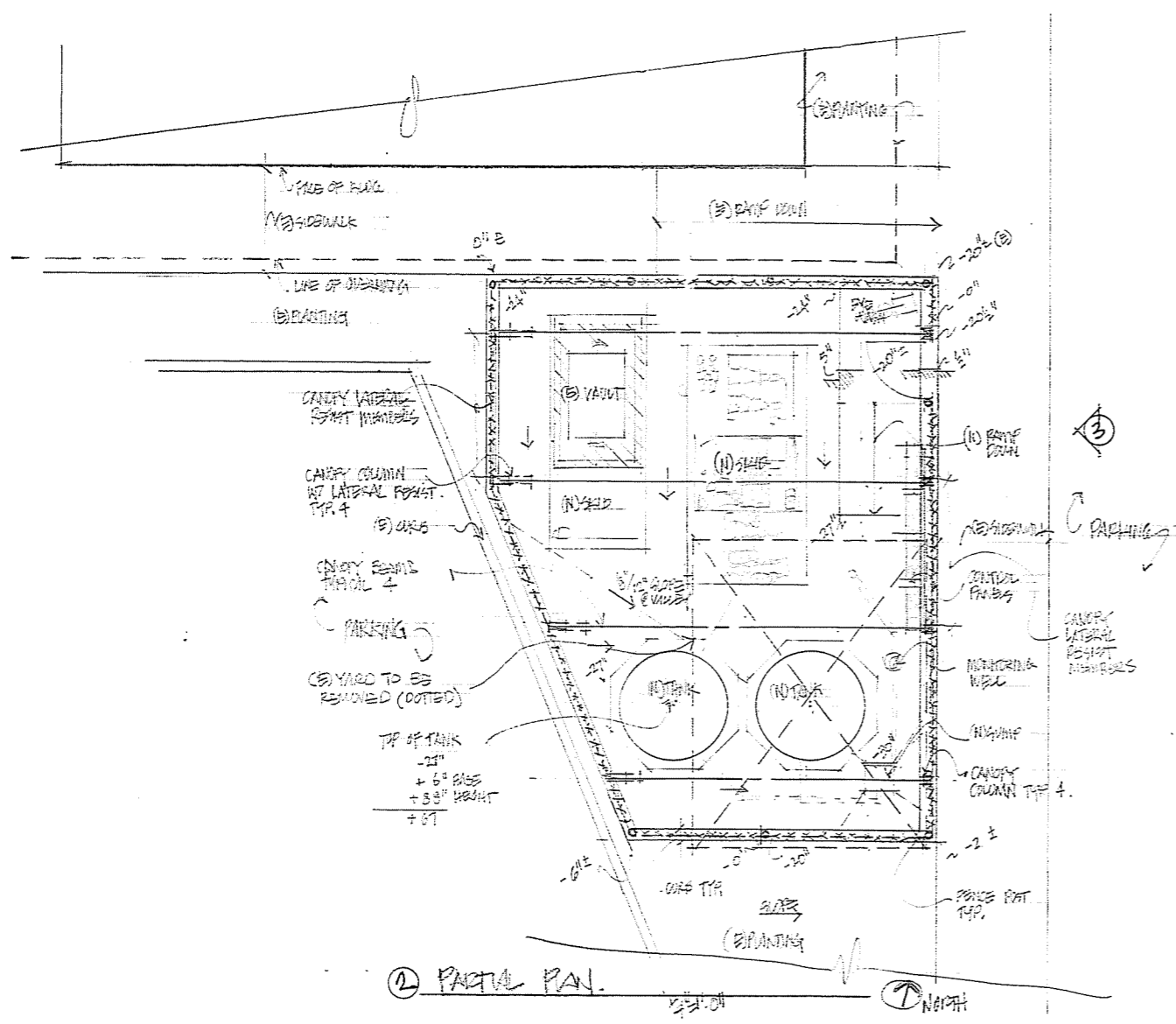
Client

EXPANSION TO  
FILTRATION YARD  
SBFC BLDG B3  
41 CASTILIAN DRIVE  
QUANTA CA 93117

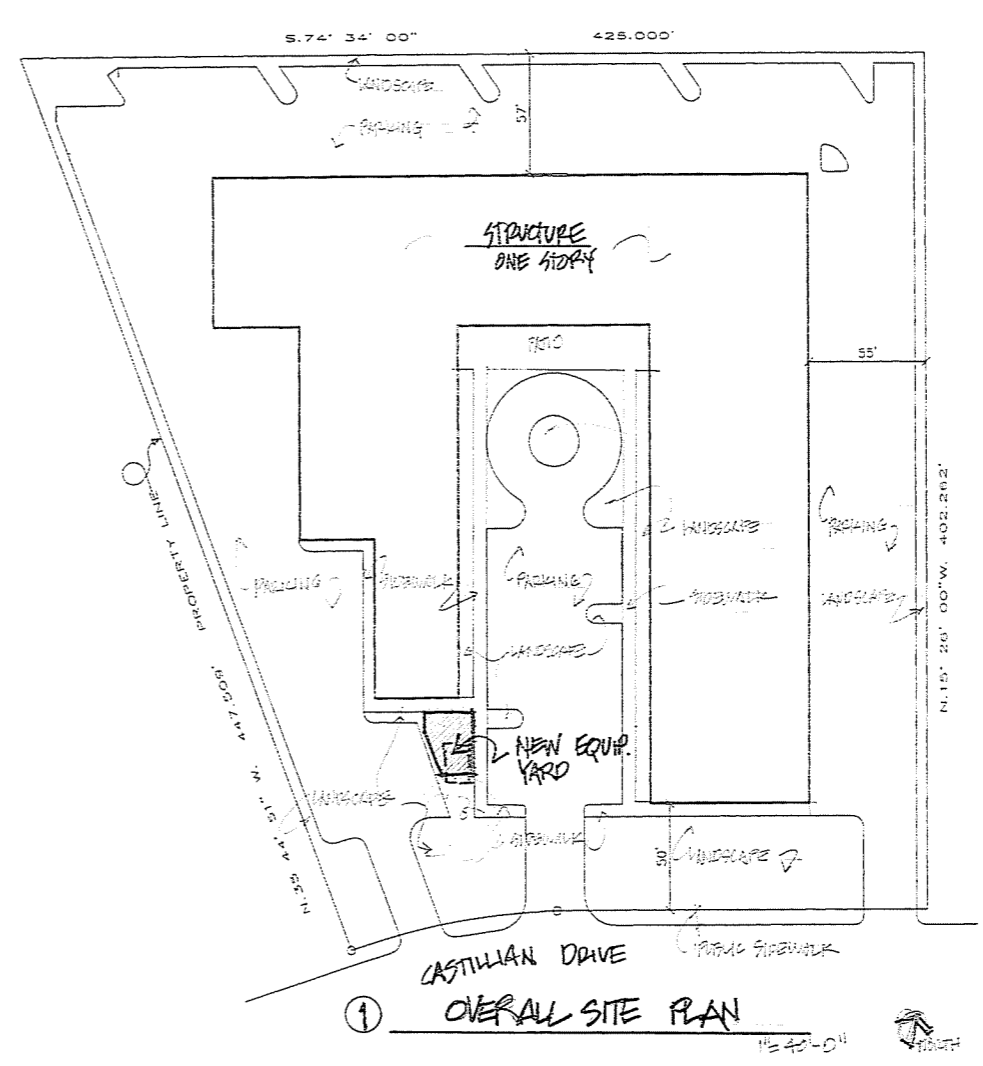
PRELIMINARY PLANS

**RECEIVED**  
JUN 01 2009  
City of Goleta  
Planning & Environmental Svcs.

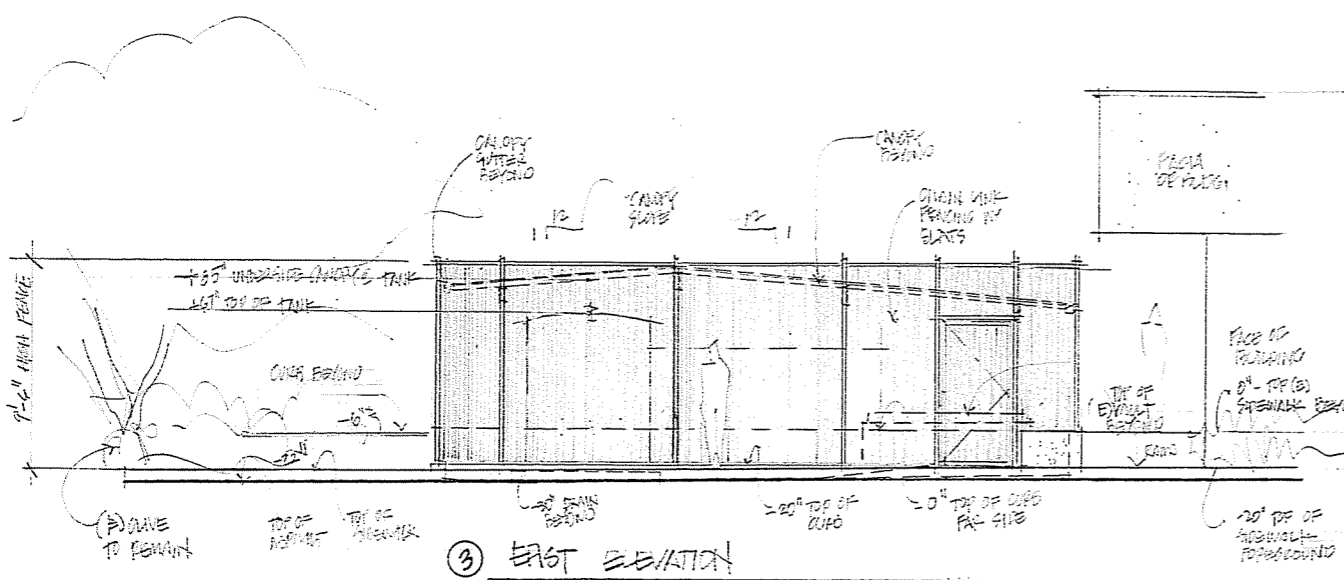
Date: 5/20/09	Job No: 0916
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Sheet: P-1	of Sheets: 6



② PARTIAL PLAN



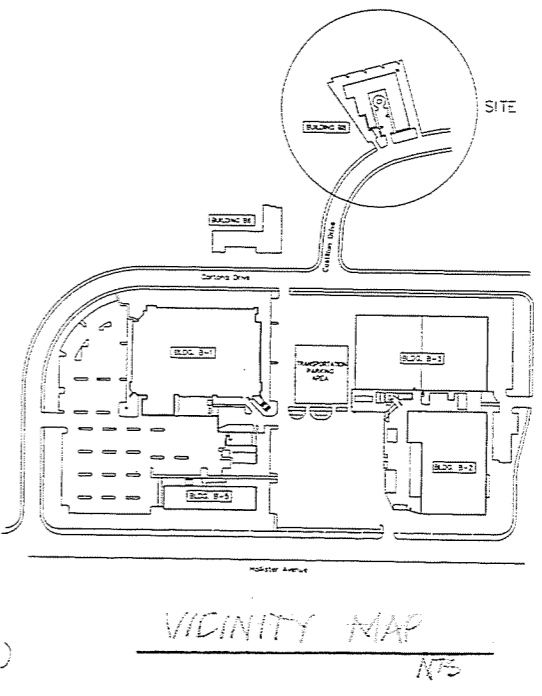
① OVERALL SITE PLAN



③ EAST ELEVATION

**PROJECT STATISTICS**

• EXISTING EQUIPMENT YARD (UNCOVERED)	208 SF
• PROPOSED EQUIPMENT YARD (COVERED)	650 SF
<b>SITE COVERAGES</b>	
• BUILDING (+COVERED YARD)	46,760 SF 33.6%
• PARKING/DRIVES (+UNCOVERED YARD)	55,109 SF 40.1%
• SIDEWALKS (+BARREL RATIO)	6,916 SF 5.0%
• LANDSCAPE	23,457 SF 16.9%
• TOTAL SITE (5.236 ACRES)	141,392 SF 100%
<b>STRUCTURE HEIGHTS</b>	
• BUILDING	19'-0" ±
• YARD FENCING	9'-0"
<b>PARKING - NO CHANGE</b>	
(EXPANDED YARD NON-RESERVABLE SPACE)	
(NO CHANGE IN PARKING DEMAND)	



VICINITY MAP