



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

AGENDA ITEM F-1

DATE: August 11, 2009
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 09-114-DRB; Frieslander Building Equipment Yard Enclosure; 111 Castilian Drive; APN 073-150-025

APPLICANT: Mark Armstrong
Cunningham-Parris Construction
45 Industrial Way
Buellton, CA 93427

PROJECT DESCRIPTION:

This is a request for *Revised Final* review. The property includes a 21,800-square foot commercial building and a 2,568-square foot outdoor mechanical equipment yard on a 3.6-acre parcel in the M-RP zone district. The applicant proposes to modify the design of the enclosure for the outdoor mechanical equipment yard. The revised design would utilize black tennis fiber mesh over black chain link fencing and galvanized metal posts and tube frames. The height of the fencing would vary from 12.5 feet to 16 feet. The project was filed by Mark Armstrong of Cunningham Paris Construction, agent, on behalf of Mark Winnikoff of Frieslander Holdings LLC and Nederlander Holdings, LLC, property owners. Related cases: 08-207-SCD; -LUP.

BACKGROUND:

The project revision was submitted on July 16, 2009. The original project, consisting of improvements to the exterior of the building and construction of the mechanical equipment yard, was approved by the DRB on January 27, 2009. 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	14% (no change)	Yes
Parking spaces	Office area: 1 space per 300 square feet of space Research/Development area: 1 space per 500 square feet of space 55 spaces required	61 spaces (no change)	Yes
Landscaping	Not less than 30% of the net area of the property shall be landscaped	14% of the lot is formally landscaped; a further 53% is undeveloped	Yes

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.

Interior Remodel for Transphorm

115 Castilian Drive
Goleta, CA

LENVIK & MINOR
ARCHITECTS



315 West Haley Street
Santa Barbara, CA 93101
(805) 963-3357 Fax (805) 963-2785
A California Corporation

Consultant
Electrical Engineer
Alan Noelle Engineering
1825 State Street, #203
Santa Barbara Street, Ca 93101
Attn: Alan Noelle
Ph: 805-563-5444 Fax: 805-563-5538

Revisions	Date	#	Remarks
2/16/08		1	Plan Check Corrections
1/16/08		2	Plan Check Corrections
2/16/08		3	Door-NO-Add
3/16/08		4	Door-Finish-Revision
4/16/08		5	Electrical Changes
6/16/08		6	Mechanical Yard Screening

Interior Remodel for Transphorm

115 Castilian Drive
Goleta, CA 93117

Cover Sheet

Date	Job Number
Drawn By	Checked by
Sheet	of Sheets

A1.0

List of Drawings

- A1.0 Cover Sheet
- A1.1 Site Plan
- A2.0 Floor Plans, Accessibility Details
- A2.1 Reflected Ceiling Plan, Ceiling Details
- A2.2 Door Schedule, Door Details
- A3.0 Interior Elevations, Details
- A4.0 Mechanical Yard Screening Details
- MPLD HVAC Ductwork, Plumbing Fixture Schedule
- E1.0 Space, Fixture Schedule, Symbols
- EU Panel Schedules, One Line
- E2 Title 24
- E2.0 Power Plan
- E3.0 Lighting Plan

Code Compliance

Applicable Codes:
2001 CBC, CFC, CPC, CEC
Calif. T-24
City of Goleta Municipal Ordinances

Occupancy: EV-F-1 (Note F-1 occupancy is future TJJ)
Const. Type: V-N sprinklered
Occupancy Separation: Table 508.3.3 F-1 requires no separation

Plumbing Fixture Count (per Table 709.2)

Occ	Rate	W/C		Lav			
		Total Req'd	Provided	Total Req'd	Provided		
Men	50	1/25	2	2-2 urinals ok	1/40	2	2 ok
Women	50	1/25	4	4 ok	1/40	2	2 ok

Statistics

APN: 013-150-025
Zoning: MRP
Lot Area: 153,331 s.f.
Building Area: 22,000 s.f. (gross)
Pavement: 25,752 s.f.
Sidewalks: 2,720 s.f.
Landscaping: 22,033 s.f.
Undeveloped: 80,586 s.f.

Parking Stats:
Required:
Office: 1 / 300
R & D: 1 / 500

Suite A:
Office: 5000 / 300 = 17
R & D: 5300 / 500 = 11
78

Suite B (this permit):
Office: 3300 / 300 = 11
R & D: 8400 / 500 = 17
28

Total Required: 56
Provided: 61
Standard: 61
Accessible: 3
64 total

Scope of Work

- Interior improvements to approximately 8000 s.f. of the existing building.
- Upgrade existing toilets to T-24 & ADA standards.
- Future clean room (F-1 occupancy) not in this permit.
- Rearrange existing air distribution ductwork. No new air handlers.
- Interior demolition of non-bearing walls under separate permit.
- Rehab. of existing parking lot and exterior alteration to building (new windows) under separate permit.
- Existing building is protected by an automatic fire sprinkler system. All alterations to the system shall be designed and installed by a licensed C-16 contractor under a separate permit from the fire dept.
- Changes to the First Floor Power and Communications Plan in Rooms 113, 116, 118 and 119.
- Outdoor Mechanical Yard screening.

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, rills, 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.

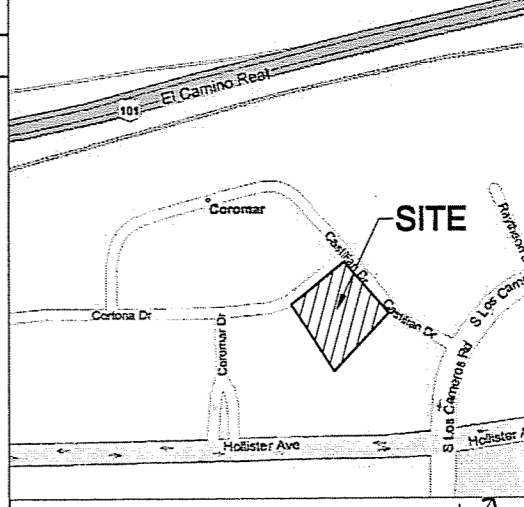
Excess or waste concrete may not be washed into the public way or any other drainage system. Provision must be made to retain concrete wastes on site until they can be disposed of as a solid waste.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

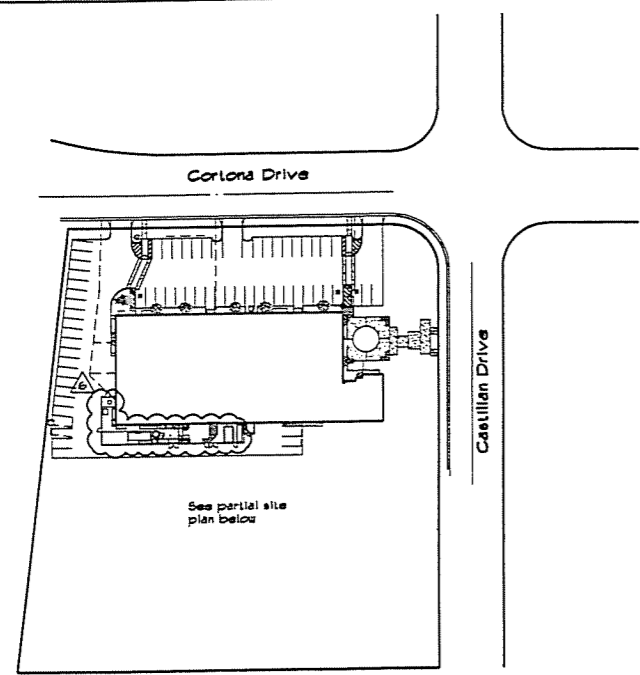
Sediments and other material may be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

Any slopes with disturbed soils or damaged vegetation must be stabilized so as to inhibit erosion by wind and water.

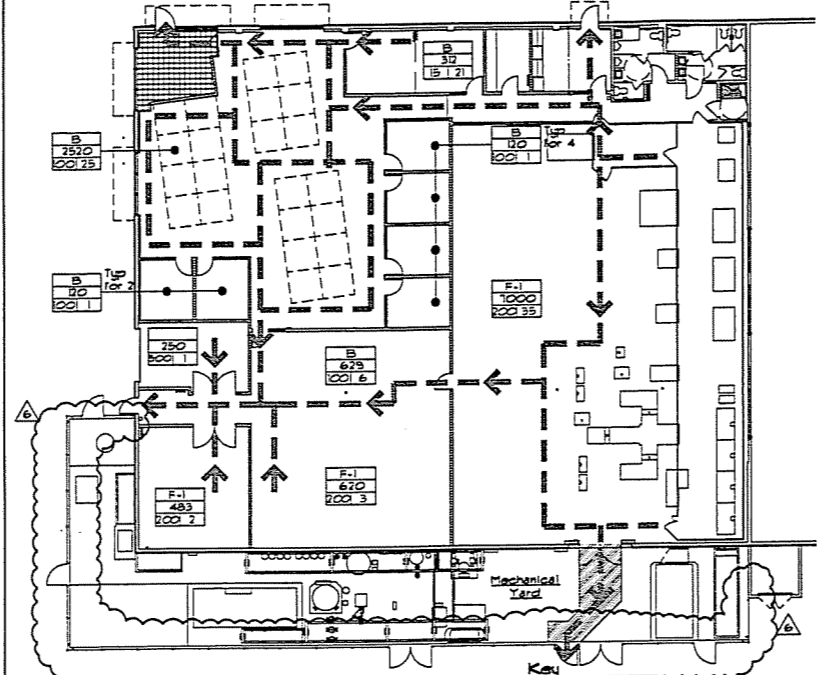
Other



Vicinity Map

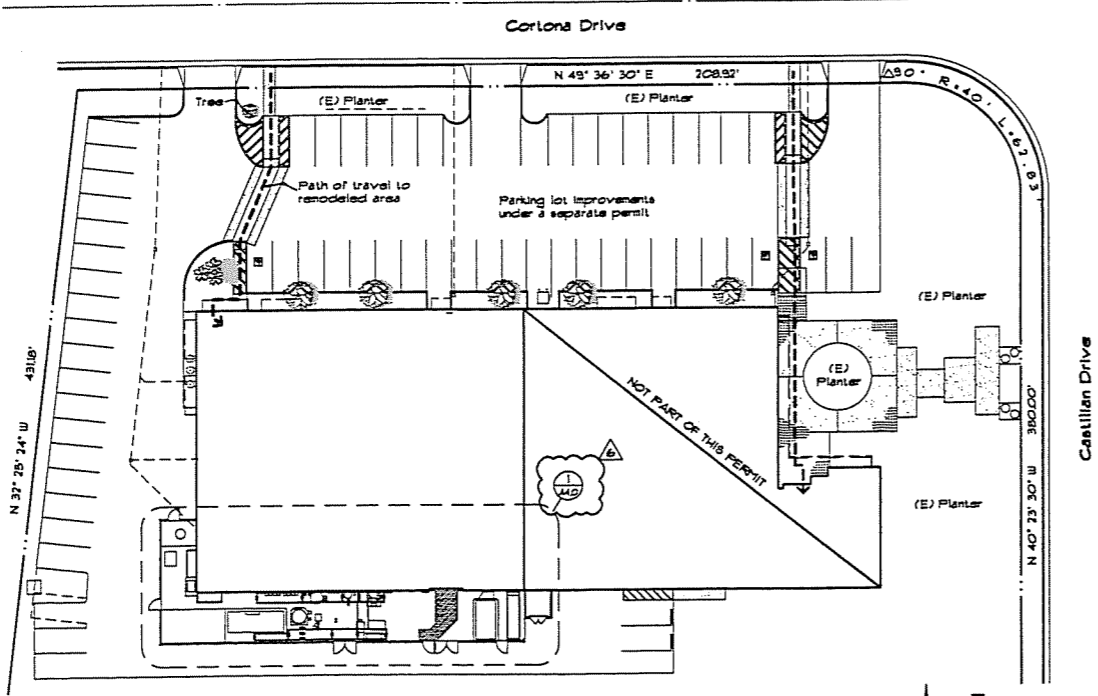


Overall Site Plan

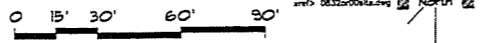


Occupant Load/ Exit Diagram

1/16" = 1'-0"
Total Occupant Load = 99
(Assume 50 m/50 women)



Partial Site Plan



2/16/08 11:23am
2/16/08 11:23am



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3/14/09		Door SW Revision
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6/14/09		Mechanical Yard Screening

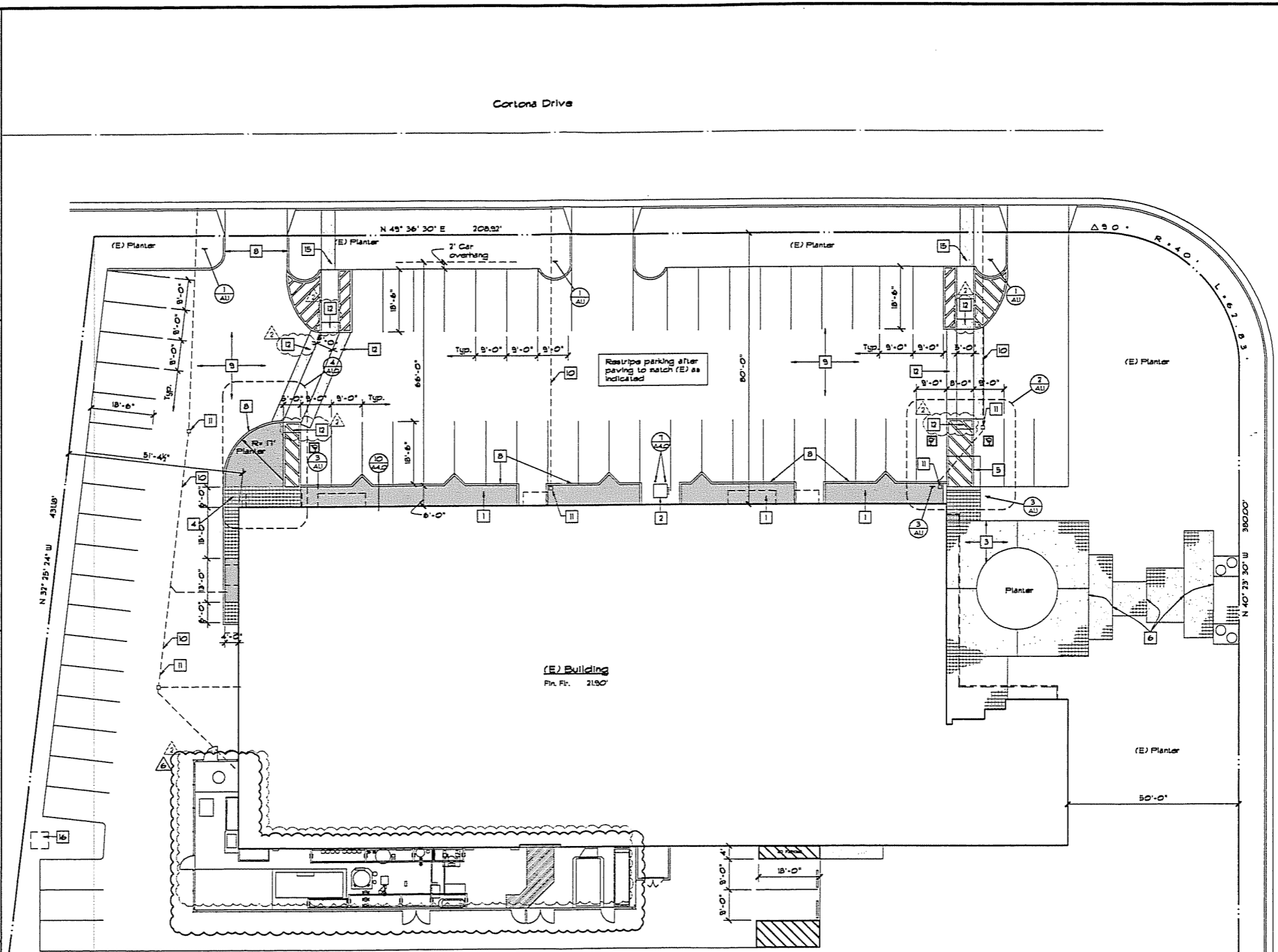
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Site Plan &
Site Details

RECEIVED
JUL 16 2009
City of Goleta
Planning & Environmental Svcs.

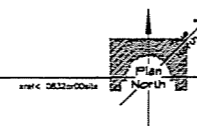
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A1.1



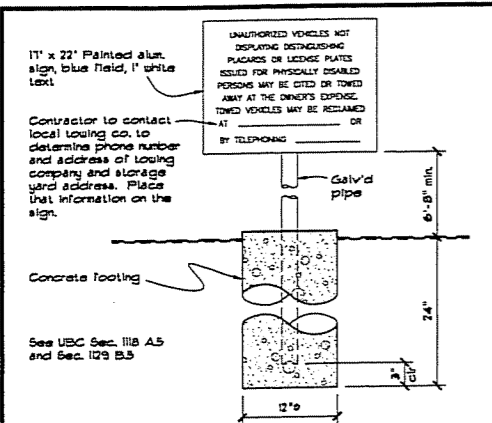
Site Plan

1/16" = 1'-0"

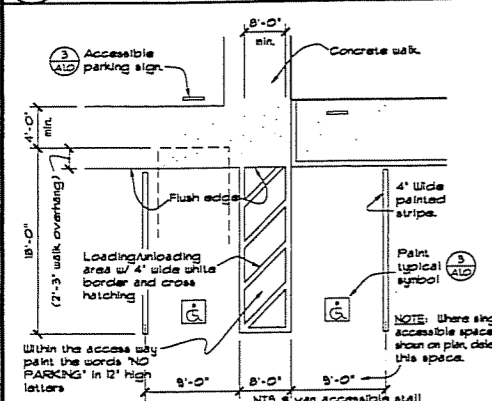


Key Notes

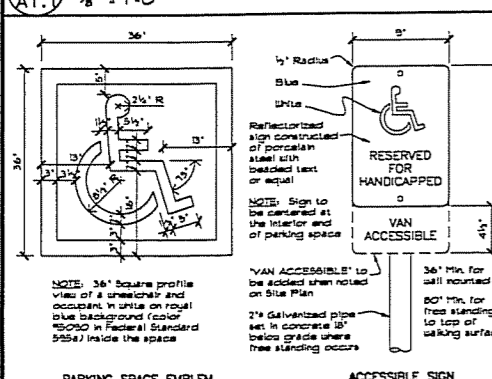
- 1 New planter per (10)
- 2 (E) Transformer to remain.
- 3 (N) 12"x12" Slate over (E) concrete side walk.
- 4 (N) 12"x12" Slate over (N) concrete side walk.
- 5 Remove (E) sidewalk.
- 6 2" Wide stripe of contrasting color @ each slab nosing.
- 7 (E) Patio slab to remain.
- 8 (N) 6" curb
- 9 (N) Asphalt overlay to (E) parking lot
- 10 (N) 6" drain pipe below grade
- 11 (N) Non-vehicular rated catch basin with filter pillows
- 12 36" wide detectable warning per CBC Figure 11B-23A
- 13 (N) Trash enclosure roof per (16)
- 14 Mechanical equipment yard. 4" thick concrete slab w/ 4" @ 24" o/c each way. Slope slab 1% away from building.
- 15 Scaout 4 remove (E) curb to provide 48" side conc. sidewalk to the street curb.
- 16 Future electrical equipment.
- 17 Gate with EXIT sign above and panic bar.



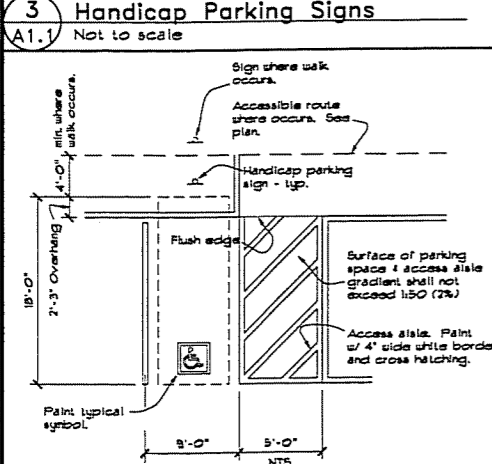
1 Accessible Entry Sign
A1.1 Not to scale



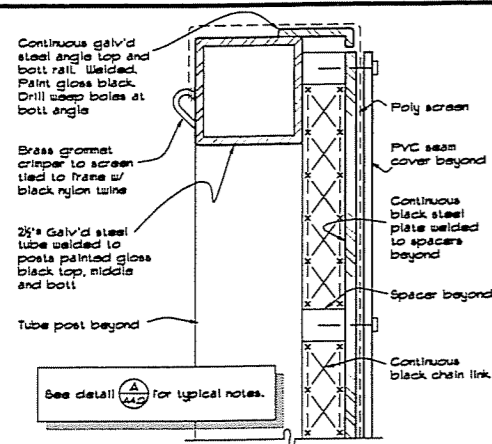
2 Accessible Parking Spaces
A1.1 1/2" = 1'-0"



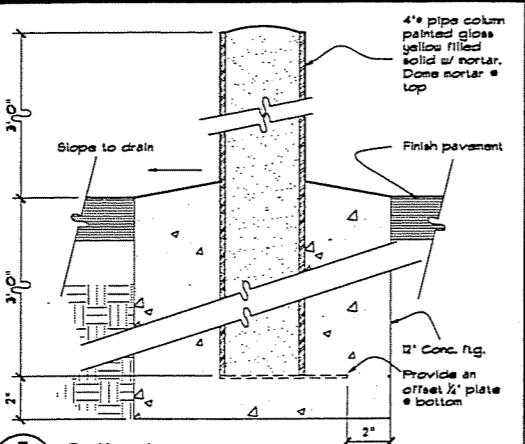
3 Handicap Parking Signs
A1.1 Not to scale



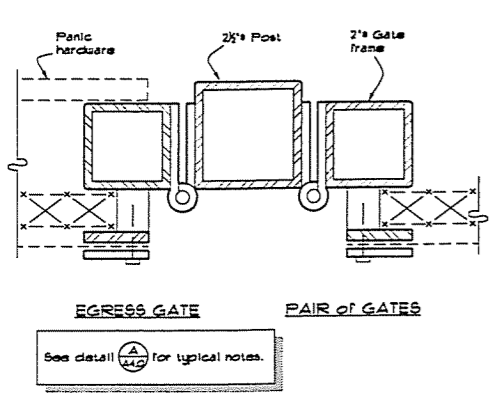
4 Single Accessible Parking Space
A1.1 1/2" = 1'-0"



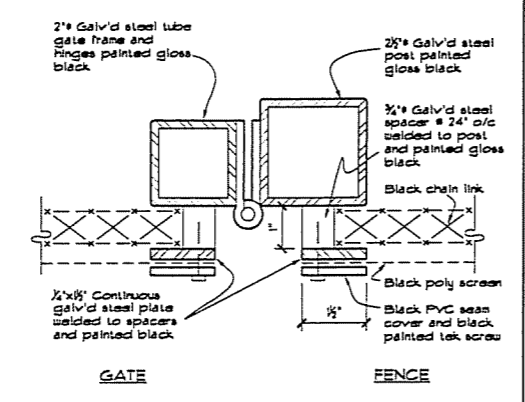
D Fence Head Condition
6' x 1'-0"



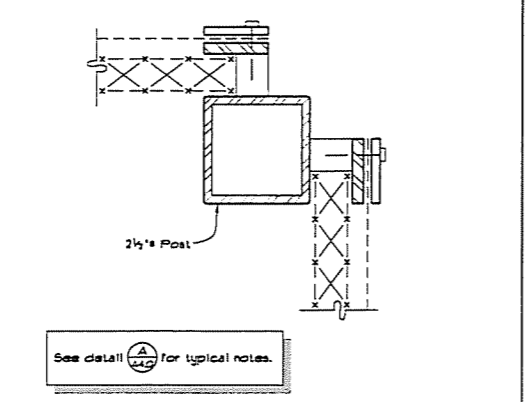
3 Bollard
A4.0 3' x 1'-0"



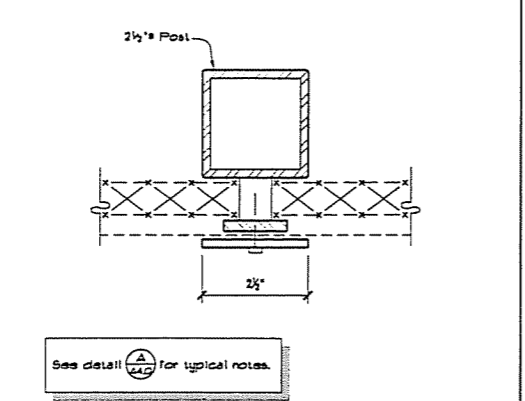
E Egress Gate & Pair of Gates
6' x 1'-0"



A Gate & Fence
6' x 1'-0"



B Corner Post & Fence (typ.)
6' x 1'-0"



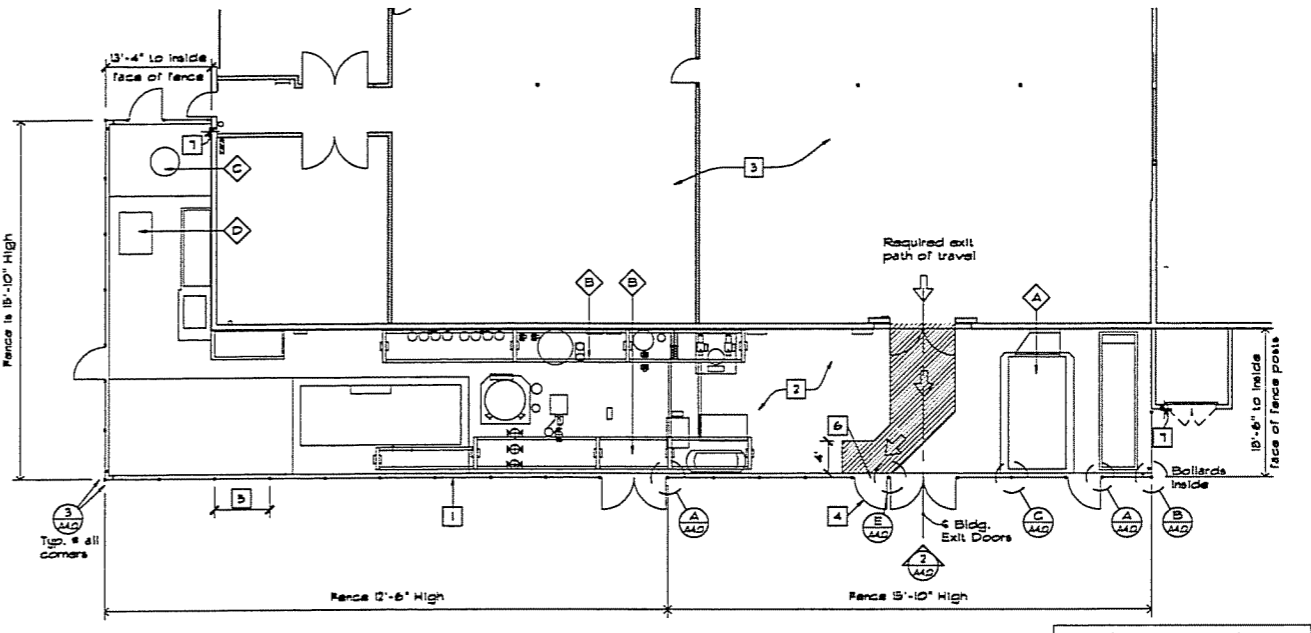
C Intermediate Post & Fence
6' x 1'-0"

Equipment Key

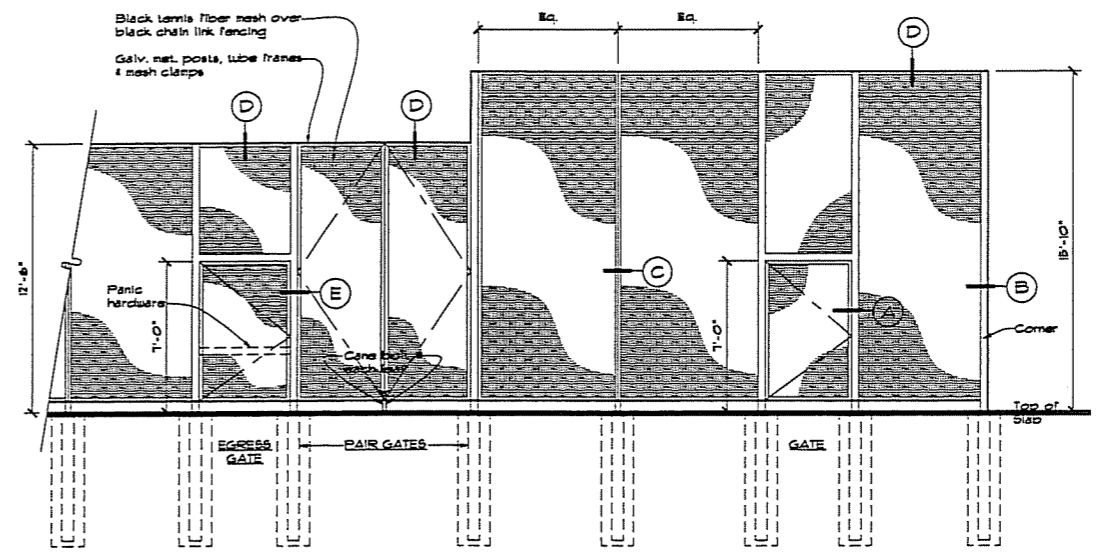
- Note: All mechanical yard equipment is 8'-0" in height or less except for those listed below & keyed to the plan.
- △ Air Handler (14'x17'x34')
 - ◇ Pipe Rack (10' H)
 - ◇ Liquid Nitrogen Tank (5'x15'x14')
 - ◇ Vaporizer (3'-9"x2'-6"x21')

Key Notes

- 1 Equipment yard fencing & screening
- 2 Existing Mechanical equipment yard. 4" thick concrete slab w/ #4 @ 24" o/c each way. Slope slab 1% away from building.
- 3 Building floor plan.
- 4 3'-6" wide required egress gate with panic hardware.
- 5 Intermediate posts: Desired in all intermediate posts to be equally spaced. Field verify & coordinate with Marc Ulmkoft.
- 6 Panic Hardware
- 7 3' Clear to post



1 Mechanical Equipment Yard Plan
A4.0 3/32' x 1'-0"



2 Equipment Yard Screen Fencing
A1.2 1/4' x 1'-0"

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Revisions	Date	#	Remarks

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**Mechanical Yard
Screening Details**

Date	Job Number
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A4.0