

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 L-5

DATE:	September 8, 2009
TO:	Goleta Design Review Board
FROM:	Shine Ling, Assistant Planner
SUBJECT:	09-121-DRB; Santa Barbara Motorsports Façade Improvements; 6466
	Hollister Avenue; APN 073-070-035

APPLICANT: Edward de Vicente Architect 1015 De La Vina Street, Suite F Santa Barbara, CA 93101

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes three commercial/industrial buildings totaling approximately 41,000 square feet of floor area on a 5.45-acre site in the C-2 zone district. The applicant proposes to divide an existing warehouse building at 6466 Hollister Avenue and convert the western half to a retail showroom and service facility for motorcycles (10,773 square feet). Exterior improvements include a new storefront to the southwest corner of the building, storefront glazing to existing door locations, exterior wall lighting, and a new 473-square foot storage area enclosed by a CMU wall with stucco finish. A new 1,660-square foot concrete vehicle display pad is also proposed in front of the building's southwest corner along Hollister Avenue. New colors proposed include Benjamin Moore 'Greenmount Silk HC-3' (beige) for the stucco and Benjamin Moore 'Moroccan Red 1309' for recessed wall areas. The project was filed by Edward de Vicente, AIA, architect, on behalf of Randy Hudspeth of Santa Barbara Motorsports, tenant, and Hollinaros LP, property owner. Related cases: 09-121-LUP.

BACKGROUND:

The project was submitted on August 7, 2009. This is the first time the project has been before the DRB. The City Council approved a rezone of the property from M-RP to C-2 on November 18, 2008.

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ANALYSIS:

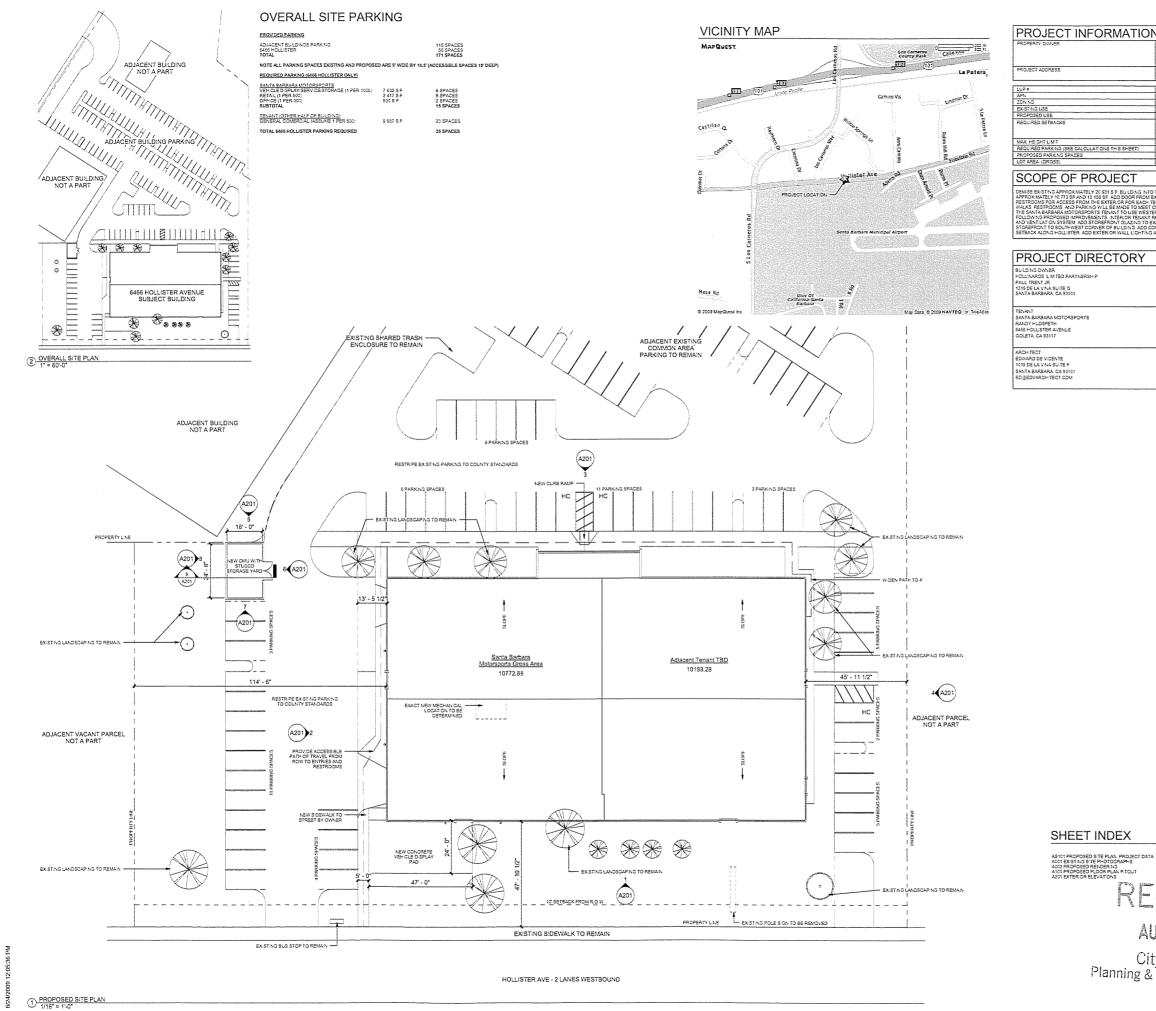
Zoning Consistency:

	Required	Proposed	Consistent Y/N
Front Yard Setback	42 feet from Centerline 10 feet from right-of-way	42 feet from Centerline 10 feet from right-of-way	Yes
Side Yard Setback	None, but if side yards are provided, they shall be a minimum of 3 feet	None	Yes
Rear Yard Setback	15 feet	Greater than 15 feet	Yes
Building Height	35 feet maximum	21 feet	Yes
Parking spaces	108 spaces (entire property) (conservative estimate)	123 spaces (entire property)	Yes
Landscaping	A landscape plan shall be approved by the Planning and Environmental Services Department	At least 30%, including undeveloped area on northern portion of parcel	Yes
Storage (trash)	Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view	Existing trash enclosure; new CMU storage area	Yes

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

ATTACHMENTS:

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



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	HCR. LM/TED C/D GREG BARTHOLOMEW PAOF/CA REAL ESTATE 222 E CARRULO #101 SANTA BARBARA CA 93101				
	6486 HOLLISTER AVENUE GOLETA, CA 93117				
	05-121-LUP, -OR5				
	673-070-035				
	0-2				
	SHIPPING / WAREHOUSE/ TERMINAL				
	RETAIL VEHICLE SALES				
	FRONT 42				
	SIDE =0"				
	REAR = 10"				
	35 FEET				
	35 SPACES				
	56 SPACES (3 ACCESS/BLE) 4 64 ACRES				
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ROJECT					
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RECTORY					
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	P 8187234854				
	P. 805 252 0340 F 805 968 3349				

Edward de Vicente ARCHITECT

895 253.6340 895 955 3349 1510 De La X-se, 578 -F Zano Buston, CA 23101

SANTA BARBARA MOTORSPORTS

6466 HOLLISTER AVENUE GOLETA, CA 93117 PROJECT #:0906-SBM

NO. DESCRIPTION

DATE

PLANNING/ DRB SUBMITTAL



RECEIVED

AUG 2 4 2009 City of Goleta Planning & Environmental Svcs.



EDWARD DE VICENTE

A R C H I T E C T 1015 De La Vina, Ste. # Santa Barabara, CA 93101

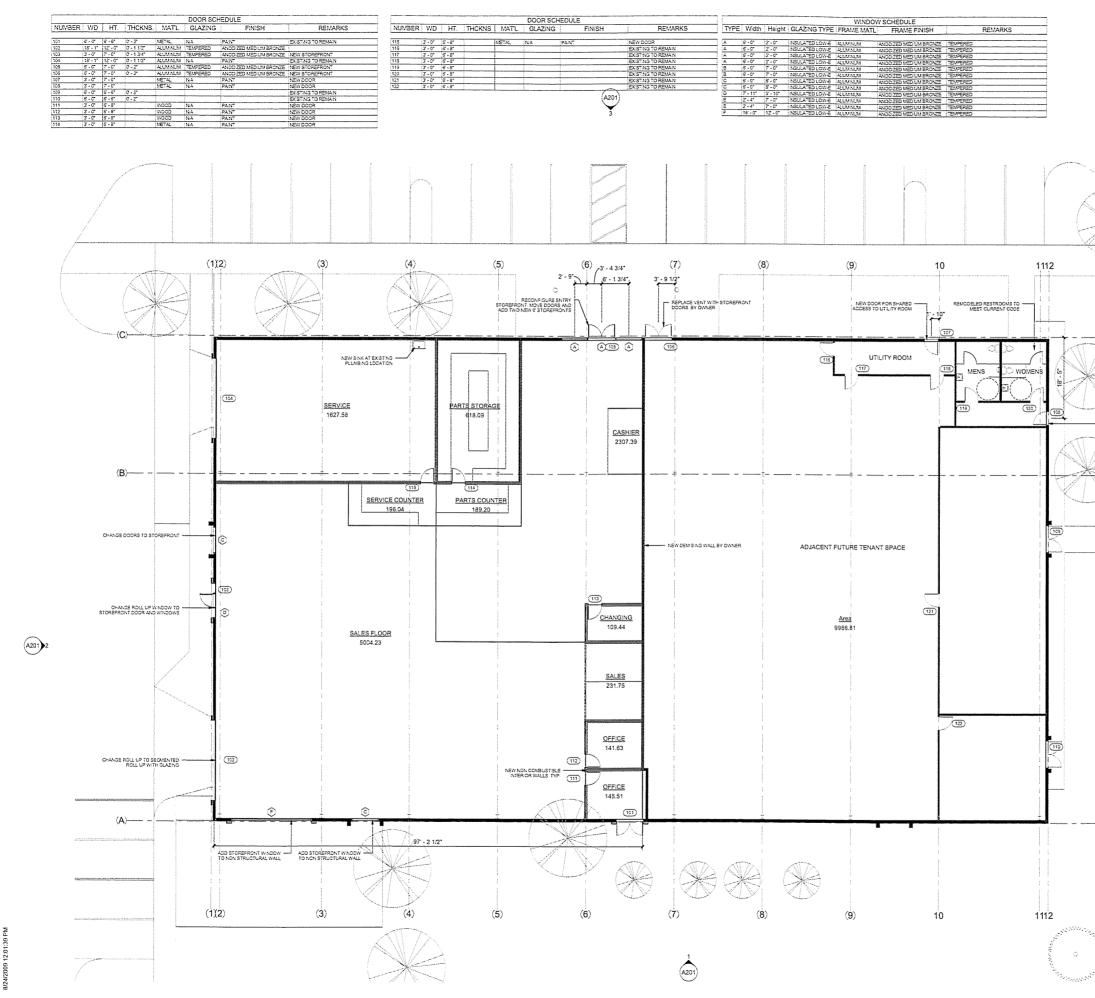
> 805.252.0340 ed@edvarchtect.com

SANTA BARBARA MOTORSPORTS 6469 HOLLISTER AVE. GOLETA, CA 83117

NO.	DESCRIPTION	DATE
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PLANNING SUBMITTAL

PROPOSED RENDERING



SANTA BARBARA MOTORSPORTS NET FLOOR AREAS		
Name	Area	
Area	9936.81	
CASHIER	2307.39	
CHANGING	109.44	
OFFICE	141.63	
OFFICE	145.51	
PARTS COUNTER	189.20	
PARTS STORAGE	618.09	
SALES	231.75	
SALES FLOOR	5004,23	
SERVICE	1627.58	
SERVICE COUNTER	196.04	
	20557.6 6	

Edward de Vicente ARCHITECT

805.252.0340 805.955.3345 1510 Delarvies, STR. F Skrus Benes, Ca 93101

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SANTA BARBARA

PLANNING/ DRB SUBMITTAL

PROPOSED FLOOR PLAN FITOUT

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DATE

MOTORSPORTS 6466 HOLLISTER AVENUE GOLETA. CA 93117

PROJECT #:0906-SBM

NO. DESCRIPTION

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