



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.

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.

