



## 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](http://www.cityofgoleta.org)

---

### AGENDA ITEM L-4

DATE: September 8, 2009  
TO: Goleta Design Review Board  
FROM: Brian Hiefield, Planning Technician  
SUBJECT: 09-120-DRB; BEI Industrial Encoders; 7230 Hollister Avenue;  
APN 073-020-021

**APPLICANT:** JD Augustus  
7230 Hollister Avenue  
Goleta, CA 93117

#### **PROJECT DESCRIPTION:**

This is a request for *Conceptual/Preliminary* review. The property includes a 26,534-square foot commercial/industrial building on a 2.04 acre lot in the M-RP zone district. The applicant proposes to enclose an existing porch into a 280-square foot lobby with a 60-square foot awning over the door. The applicant also proposes to construct a 156-square foot covered enclosure around the existing trash area. All materials used for this project are to match the existing commercial property. The project was filed by agent JD Augustus on behalf of BEI Industrial Encoders, property owner. Related cases: 09-120-LUP.

#### **BACKGROUND:**

The project was submitted on August 6, 2009. This is the first time the project has been before the DRB. There are no known violations on the property.

**ANALYSIS:**

**Zoning Consistency:**

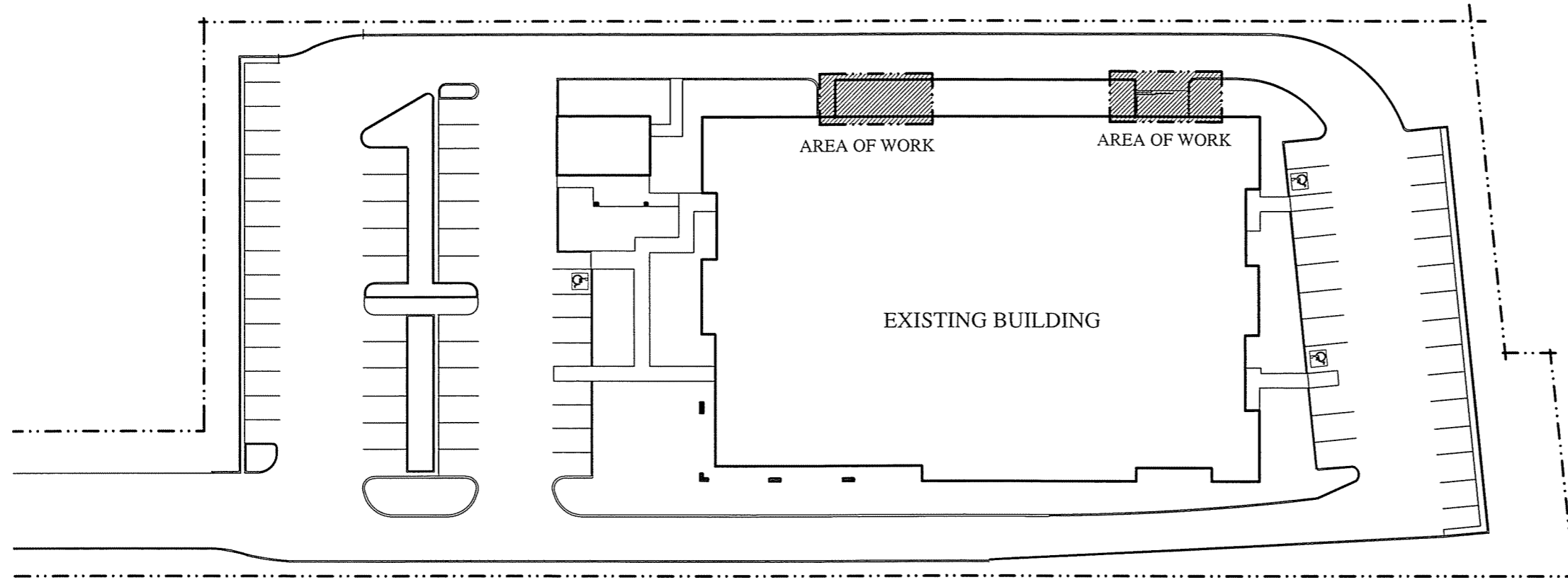
	Required	Proposed	Consistent Y/N
Front Yard Setback	80 feet from Centerline 50 feet from right-of-way	80 feet from Centerline (no change) 50 feet from right-of-way (no change)	Yes
Side Yard Setback	10 feet	East elevation: 10 feet (no change) West elevation: 19 feet	Yes
Rear Yard Setback	10 feet	10 feet (no change)	Yes
Maximum Lot Coverage Ratio	35%	25%	Yes
Building Height	35 feet	26 feet (no change)	Yes
Parking spaces	64 spaces	73 spaces	Yes
Landscaping	30%	32% (no change)	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.

# TENANT IMPROVEMENT FOR BEI AT 7230 HOLLISTER AVE, GOLETA, CA



SITE PLAN  
SCALE: 1"=20'-0"



## PROJECT DATA

SCOPE OF WORK  
ENCLOSE 280 sq. ft. EXISTING PORCH  
(MANUFACTURING)  
RELOCATE TRASH ENCLOSURE  
(18X 9' AREA)  
ADD AWNING: 60 SQ.FT. AT PORCH ENTRY  
156 SQ.FT. AT TRASH

BUILDING SPRINKERED: YES  
TYPE OF CONSTRUCTION: V-N  
OCCUPANCY: R&D MANUFACTURING  
/ WAREHOUSE/ OFFICE

EXISTING BUILDING SQ.FT.: 26,534 SQ.FT.  
EXISTING PARKING PROVIDED: 73

### EXISTING PARKING REQUIRED:

OFFICE	4,900 SQ.FT./ 300 SQ.FT	17 REQ'D
R&D MFG	12,700 SQ.FT./ 500 SQ.FT OR	36 REQ'D
WHSE	9,900 SQ.FT./ 1,000 SQ.FT	9 REQ'D
	8 EMPLOYEE/ 400	2 REQ'D
<b>TOTAL</b>	<b>26,534 SQ.FT.</b>	<b>64 REQ'D</b>

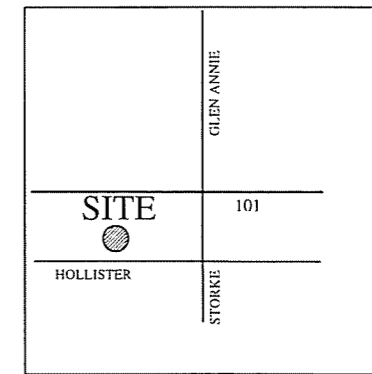
## SHEET INDEX

ARCHITECTURAL

A1 SITE PLAN, PROJECT DATA

A2 FLOOR PLAN

A3 ELEVATION, PARTIAL FLOOR PLANS



VICINITY MAP



**TAI C. YEH**  
ARCHITECT  
CA LICENSE NO. C19,933

P.O. BOX 92059  
SANTA BARBARA, CA 93190  
TEL 805-882-9158  
FAX 805-966-4678

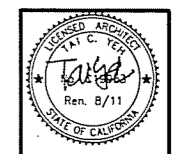
PROJECT  
TENANT IMPROVEMENT  
AT 7230 HOLLISTER AVE  
GOLETA, CA

DATE  
07-22-09  
08-21-09

RECEIVED  
AUG 24 2009  
City of Goleta  
Planning & Environmental Svcs.

SHEET

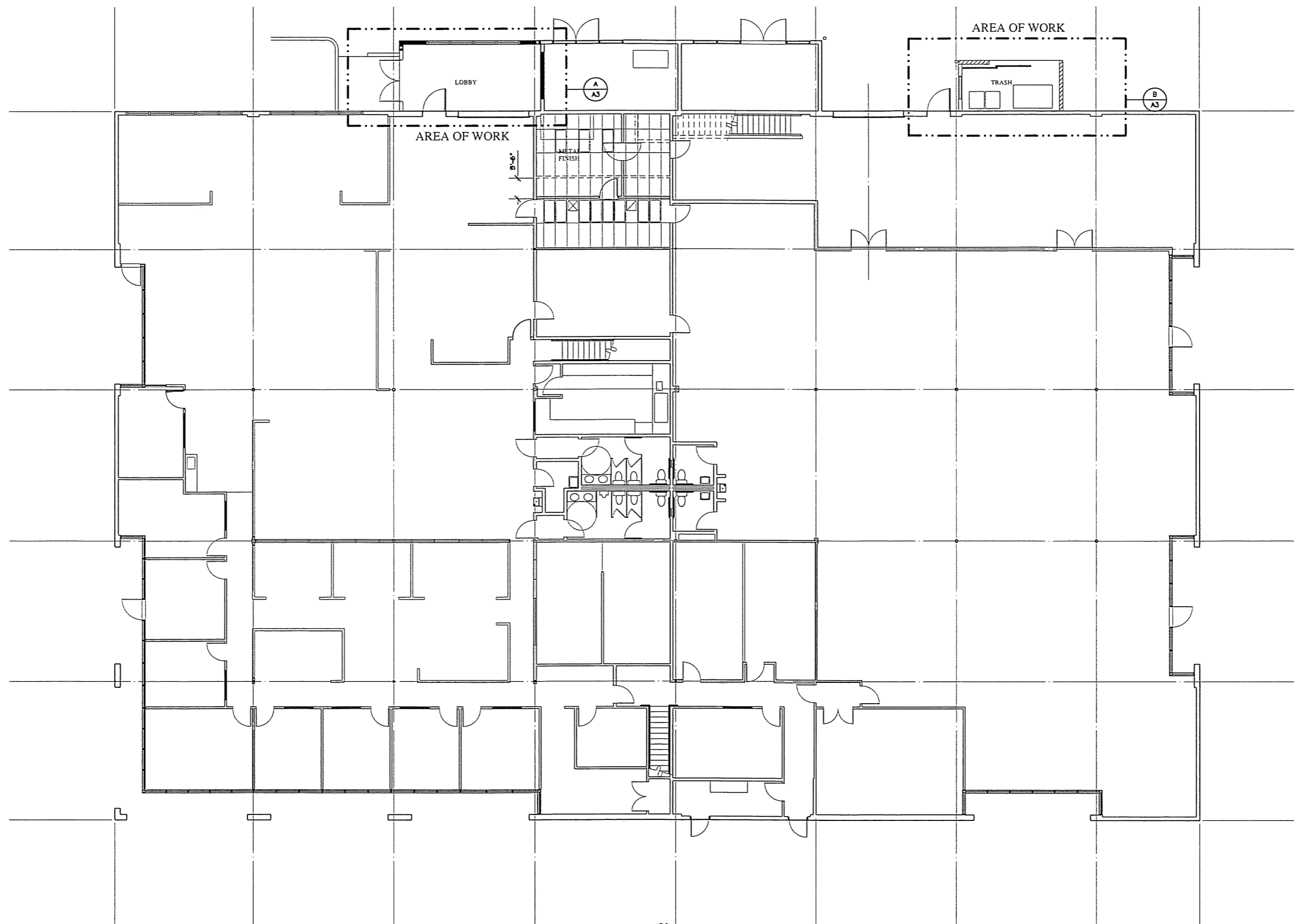
A1



P.O. BOX 92059  
SANTA BARBARA, CA 93190  
TEL 805-882-9153  
FAX 805-966-4678

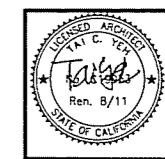
PROJECT  
TENANT IMPROVEMENT  
AT 7230 HOLLISTER AVE  
GOLETA, CA

DATE  
07-22-09  
08-21-09



FLOOR PLAN  
SCALE: 1/8"=1'-0"

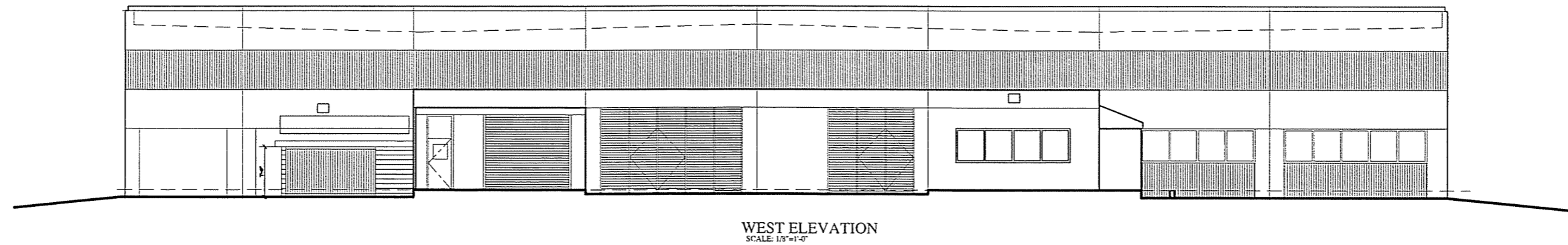
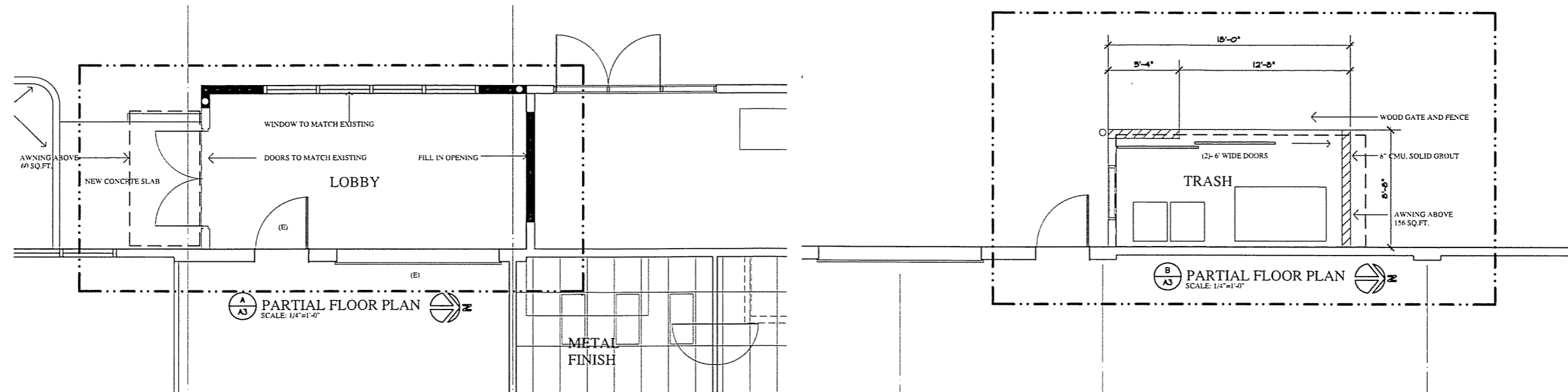
SHEET  
A2



P.O. BOX 92059  
 SANTA BARBARA, CA 93190  
 TEL 805-882-9155  
 FAX 805-966-4678

PROJECT  
 TENANT IMPROVEMENT  
 AT 7250 HOLLISTER AVE  
 GOLETA, CA

DATE  
 07-22-09  
 08-21-09



SHEET

A3

