



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
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AGENDA ITEM F-3

DATE: December 8, 2009
TO: Goleta Design Review Board
FROM: Scott Kolwitz
SUBJECT: 09-173-DRB RV04; Fairview Corporate Center; 420 South Fairview Avenue;
APN 071-130-061

APPLICANT: The Towbes Group, Inc.
Attention: Craig Minus
21 East Victoria Street
Santa Barbara, CA 93101-2605

PROJECT DESCRIPTION:

This is a request for *Revised Final* review. The project site is located within the Fairview Corporate Center (FCC), which includes 17.31 acres gross (16.67 acres net) addressed as 420, 430, and 490 South Fairview Avenue (APN 071-130-057, 071-130-061 & 071-130-062). Two existing buildings are located on site. 430 South Fairview Avenue is a 60,797-square foot structure and 500 South Fairview Avenue is a 108,000-square foot structure (the 11,000 square foot loading dock is to be demolished). A third 73,203-square foot 30-foot tall 2-story shell building located at 420 South Fairview Avenue is under construction. The project site will have associated parking, landscaping, hardscape, and accessory structures such as refuse and recycling areas.

The applicant proposes to revise the approved elevations, site plan and landscape plan for 420 South Fairview Avenue as follows:

- East Elevation Changes:
 - Remove the southernmost storefront window and replace with a roll-up garage door; and
- Site Plan Changes:
 - Remove two parking spaces and replace with a loading zone marking; and
 - Add ADA ramp
- Landscape Plan Changes:
 - Remove landscaping in the ADA ramp location.

The project was filed by Craig Minus of the Towbes Group, property owner. Related cases: 98-DP-024, 99-OA-024, 02-083-LLA, 02-088-OSP, 02-088-DP AM01, 03-166-PM (TPM 32,016), 02-088-DP AM02, 04-070-LUP, 04-110-LUP, 05-078-SCD, 05-075-MC, 06-122-DRB, 06-122-SCD, 06-122-LUP, 07-123-DRB RV01, 07-123-LUP RV01, 07-148-DRB RV02, 07-148-LUP RV02, 08-019-DRB RV03, 08-019-LUP RV03, & 09-173-LUP RV04.

BACKGROUND:

The revised project was submitted on November 18, 2009. A Development Plan/Agreement was approved by the County Board of Supervisors on October 23, 2001. This revision is proposed to Substantial Conformity Determination 06-122-SCD that was first heard by the DRB on November 21, 2006. This is the fourth revision to 06-122-SCD that has been before the DRB (The first revision was case 07-145-DRB RV01 and involved the addition of roof screening and a new exterior door; the second revision was case 07-148-DRB RV02 and involved landscaping; the third revision was 08-019-LUP RV03 and involved parking, landscaping, hardscape, and accessory structures). There are no known violations on the property.

ANALYSIS:

Zoning Consistency:

420 South Fairview Avenue

	Required	Proposed	Consistent Y/N
Front Yard and Secondary Front Yard Setback	80 feet from the centerline of South Fairview Avenue and; 50 feet from the right-of-way;	Greater than 80 feet from the centerline of South Fairview Avenue and; 50 feet from the right-of-way;	Yes
Side Yard Setback	10 feet; On corner lots, the side yard along the street shall conform to the front setback of this district	Greater than 10 feet; consistent with 50 feet from the right-of-way along Carson Street	Yes
Rear Yard Setback	10 feet; For any lot that has a rear boundary which abuts a lot zoned residential, 50 feet	Greater than 10 feet	Yes
Building Coverage	35% of net property maximum	Approximately 18%	Yes
Building Height	35 foot maximum Chimneys, elevator and stair housings; and similar architectural features and similar structures may be up to 50 feet in height	33 to 36 feet to top of parapets 38 feet to the top of equipment screening wall 40 feet 9 inches to the top of the roof	Yes

420, 430, 490 South Fairview Avenue

	Required	Proposed	Consistent Y/N
Vehicular Parking	733 parking spaces (includes 35 parking spaces to be dedicated to the Redevelopment Agency, but does not include 25 "future parking spaces") for the entire Fairview Corporate Center per 02-088-DP AM02	731 (includes 35 parking spaces to be dedicated to the Redevelopment Agency) for the entire Fairview Corporate Center	Yes
Landscaping	<p>The FCC Development Plan (98-DP-024) includes a reduction in the amount of landscape coverage from 30% to 23%. The landscape plan for the project emphasizes a mixture of native and non-native trees and shrubs selected for their visual interest and drought tolerance. The planting plan within the floodway on the western portion of the site will be consistent with the Flood Control District requirements.</p> <p>Landscape revision collectively gained through 06-122-SCD, and 07-123-DRB-LUP RV02 increased on-site landscaping from 23% to 29.2% with the current design. Once the Ekwill Street extension is installed, on-site landscaping would be 29.5%.</p>	Minimal decreases to the amount of landscaped area. Landscape coverage shall continue to be slightly over 29%.	Yes

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance, the Development Plan, and subsequent associated permits subject to determination of parking adequacy.

ATTACHMENTS:

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