



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-4

DATE: January 12, 2010
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 09-171-DRB; Carter Contractor's Building; 5750 Dawson Avenue; APN 071-121-006

APPLICANT: Mark Sauter
John S. Carter, Inc.
1102 Highland Road
Santa Ynez, CA 93460

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes 7,020 square feet in the C-3 zone district and is currently vacant as a result of a 2007 fire. The applicant proposes to construct a new 1,440-square foot two-story contractor's workshop building and an equipment storage yard. Access would be provided via an existing curb cut on Dawson Avenue and a new curb cut on Rutherford Street. A 6-foot tall wall with rolling gates and landscaping would be installed along the perimeter of the property. Materials proposed include split-face block on the first floor and board and batting on the second floor. No grading is proposed. The project was filed by Mark Sauter of John S. Carter, Inc., agent, for Tom Kennedy, property owner. Related cases: 09-171-LUP.

BACKGROUND:

The project was submitted on November 9, 2009. This is the first time the project has been before the DRB. There are no known violations existing on the property.

ANALYSIS:

Zoning Consistency:

	Required	Proposed	Consistent Y/N
Front Yard Setback	10 feet from right-of-way line 30 feet from centerline	10 feet from right-of-way line 30 feet from centerline	Yes
Side Yard Setback	None, except when side yards are provided, they shall be a minimum of 6 feet.	6 feet	Yes
Rear Yard Setback	None, except when side yards are provided, they shall be a minimum of 6 feet.	None	Yes
Building Height	35 feet maximum	25 feet	Yes
Parking	1 space per 1,000 square feet	3 spaces (2 interior and 1 exterior)	Yes
Landscaping	A landscape plan shall be approved by the Planning and Environmental Services Department	5%	TBD
Storage	Contractor's equipment storage yard is an allowed use, if conducted within an area enclosed by a solid wall, hedge or fence not less than 6 feet in height	6-foot tall perimeter wall	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.

PROJECT DATA

APN.	071-121-006
ZONE	C-3
LOT SIZE	7020 sf
BLDG TOTAL (GROSS)	1440 sf
BLDG TOTAL (NET)	1332 sf
PARCEL SLOPE	1%
GRADING	NEED
F.A.R.	20.5%
PARCEL COVERAGE: ASPHALT	35%
PERMEABLE	52%
LANDSCAPING	5%
FENCING+GATES	250 LINEF

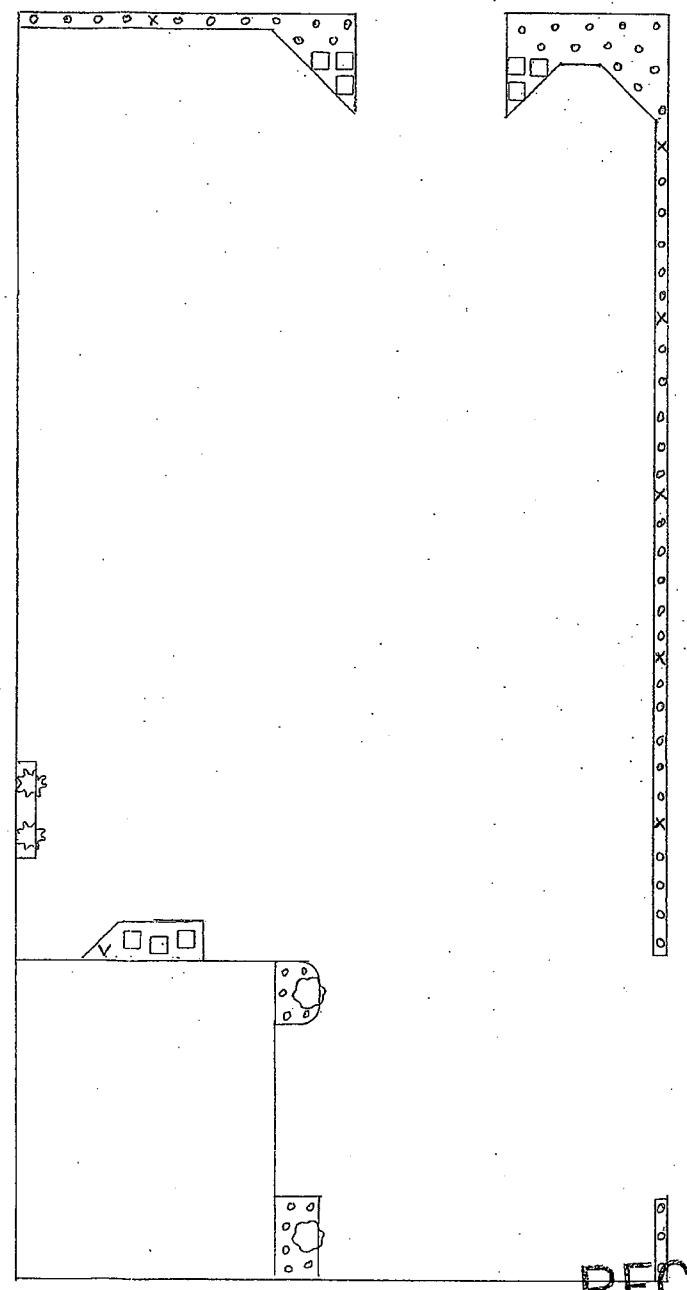
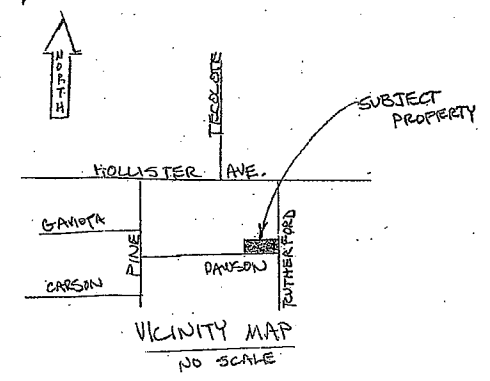
REVISIONS	BY

DESIGN BY: RUSS BANKO
 5290 OVERPASS RD, #213
 GOLETA, CALIF.
 681-6250

SITE PLAN
 PROJECT DATA
 LANDSCAPE PLAN

PROPOSED SITE FOR:
 JOHN S. CARTER, INC.
 5750 DAWSON AVE.
 GOLETA, CALIFORNIA

Date	10-30-09
Scale	1/8" = 1'0"
Drawn	R.B.
Job	SAUTER
Sheet	1
Of	2 Sheets



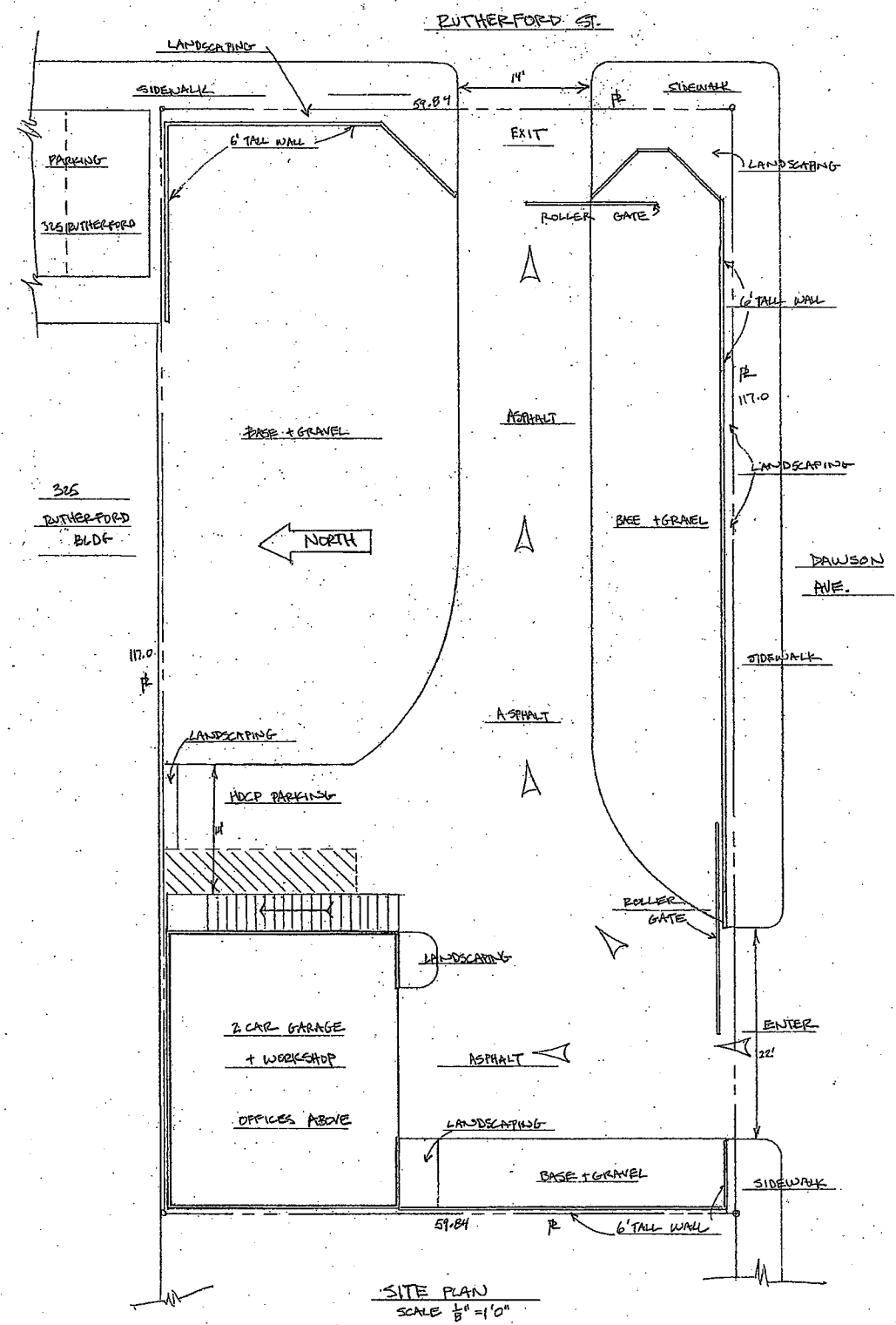
PLANT LIST

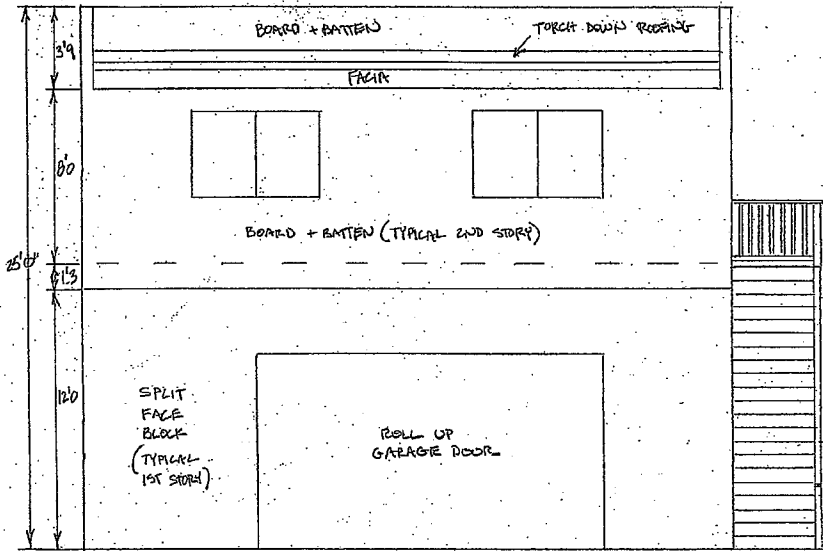
- CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS 2 - 15 GAL.
 - ✕ DISTICUS BUCCINATORIA BLOOD RED TRUMPET VINE 5 - 5 GAL.
 - ✱ CHONDRPETALUM TECTORUM CAPE RUSH 2 - 5 GAL
 - AGAPANTHUS - LILY OF THE NILE MIDNIGHT BLUE + ALBUS 63 - 1 GAL
 - POLYSTICHUM MUNITUM SWORD FERN 9 - 1 GAL
- TOTAL 81

IRRIGATION

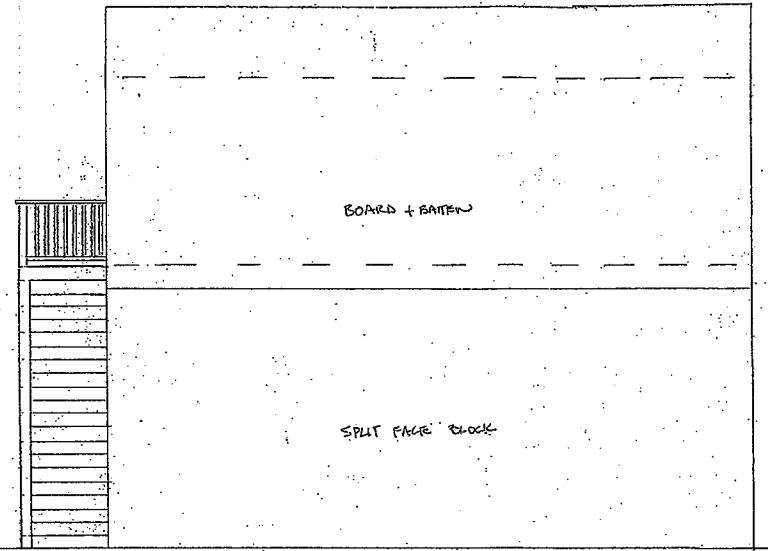
3/4" MANUAL BRASS VALVE - CHAMPION
 ALL DRIP - 1 GAL PER HR EMITTERS
 3 EMITTERS AT CYPRESS TREES
 P.V.C. PLASTIC SLEEVES BELOW PAVING AREAS

RECEIVED
 NOV 09 2009
 City of Goleta
 Planning & Environmental Svcs.

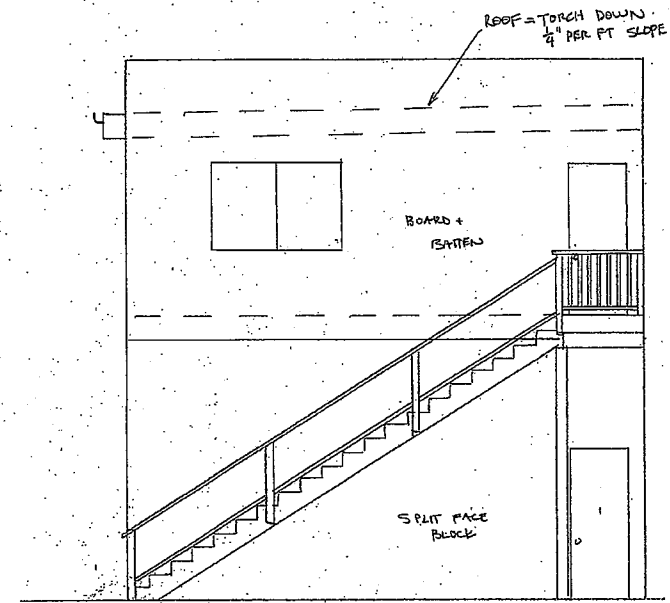




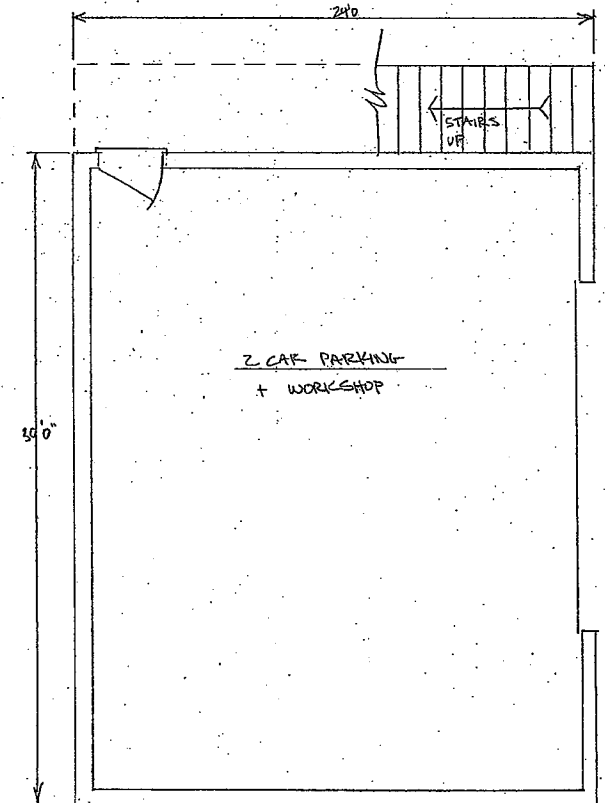
FRONT (SOUTH) ELEVATION
SCALE 1/4" = 1'0"



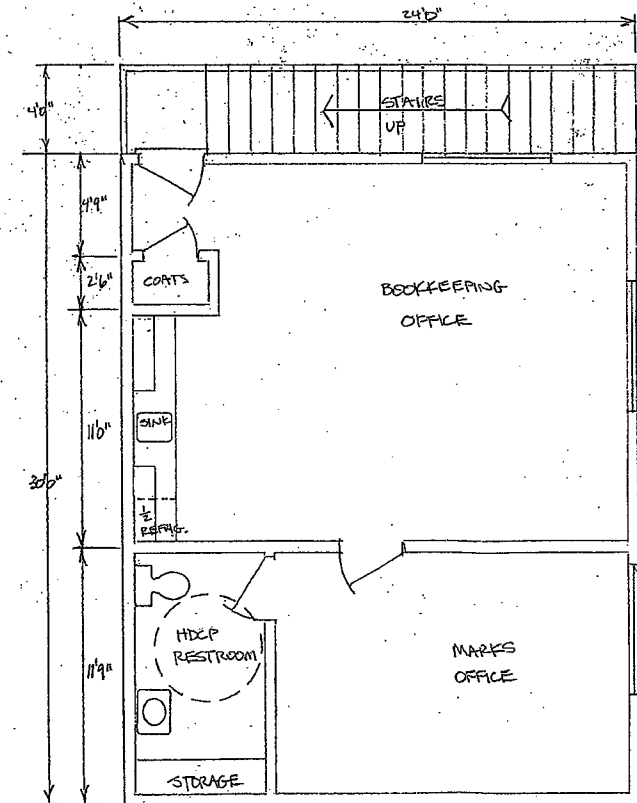
REAR (NORTH) ELEVATION
SCALE 1/4" = 1'0"



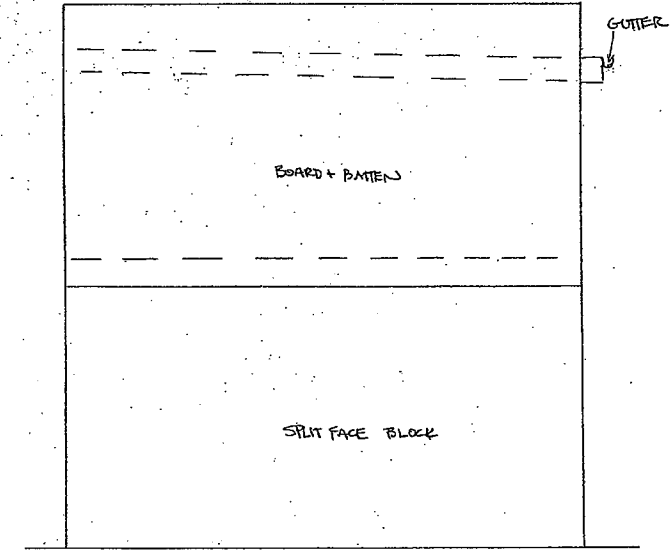
SIDE (EAST) ELEVATION
SCALE 1/4" = 1'0"



LOWER LEVEL FLOOR PLAN
SCALE 1/4" = 1'0"



UPPER LEVEL FLOOR PLAN
SCALE 1/4" = 1'0"



SIDE (WEST) ELEVATION
SCALE 1/4" = 1'0"

REVISIONS	BY

DESIGN BY: RUSS BANKO
6290 OVERPASS RD. #213
GOLETA, CALIF.
681-6230

FLOOR PLAN
ELEVATIONS

PROPOSED SITE FOR:
JOHN S. CARTER INC.
5750 DAWSON AVE.
GOLETA, CALIFORNIA

Date	10-30-09
Scale	1/4" = 1'0"
Drawn	R.B.
Job	SAUTER
Sheet	2
Of	2 Sheets