



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
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AGENDA ITEM L-2

DATE: January 12, 2010
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 09-169-DRB; Castilian Roof Canopies; 75 Castilian Drive; APN 073-150-008

APPLICANT: Rex Ruskauff, Architect
629 State Street, Ste. 230
Santa Barbara, CA 93101

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes a 12,661-square foot commercial property on a 59,975-square foot lot in the M-RP zone district. The applicant proposes to permit an as-built rain canopy in the rear yard setback and to construct a 10-foot tall block wall for a length of approximately 75 feet along the rear yard property line, and construct an 864-square foot rain canopy in the western side yard setback. A portion of the as-built rain canopy encloses an area of 1,153-square feet; thereby creating a 1,153 square-foot addition. Pre-finished metal panels and aluminum windows would replace existing louvers on the rear elevation and continue onto the front elevation, covering (but not enclosing) a truck dock area. The resulting one-story structure would be 12,661-square feet. The project was filed by Rex Ruskauff, architect, on behalf of Castilian LLC, property owner. Related cases: 06-070-DP AM01; 06-070-CUP; 09-169-LUP.

BACKGROUND:

The project was submitted on November 4, 2009. This is the first time the project has been before the DRB. A previous version of the project was approved by the DRB on April 17, 2007; this approval has since expired as no work was done to vest the approval. The approval of the associated Development Plan and Conditional Use Permit (06-070-DPAM 01; 06-070-CUP) are still valid. There are no known violations existing on the property.

ANALYSIS:

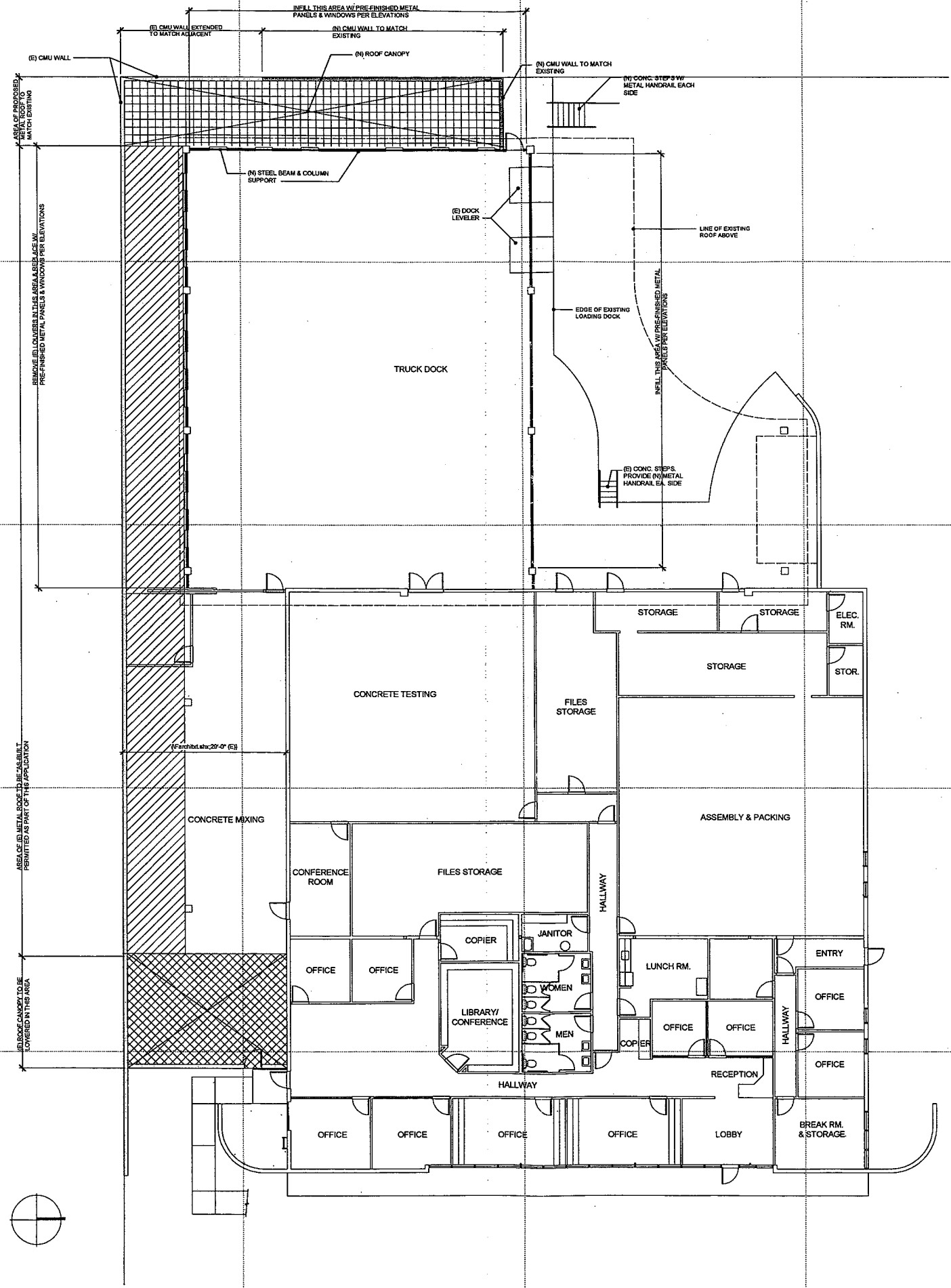
Zoning/Development Plan Consistency:

	Required	Proposed	Consistent Y/N
Front Yard Setback	50 feet from right-of-way line 80 feet from centerline	50 feet from right-of-way line 80 feet from centerline (no change)	Yes
Side Yard Setback	10 feet	0 feet	Yes (per 06-070- DP AM 01)
Rear Yard Setback	10 feet	0 feet	Yes (per 06-070- DP AM 01)
Building Coverage	35% maximum	37%	Yes (per 06-070- DP AM 01)
Building Height	35 feet maximum	24 feet (no change)	Yes
Parking	27 parking spaces; 1 truck loading space	27 parking spaces; 2 truck loading spaces	Yes
Landscaping	30% minimum	39% (no change)	Yes

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance and Development Plans 91-DP-14, 93-DP-4, and subsequent amendments.

ATTACHMENTS:

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



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



AS-BUILT PERMIT FOR:
CANOPY ROOF / DOCK ENCLOSURE
 76 CASTILIAN DRIVE
 GOLETA, CA

JOB NUMBER: 09.09

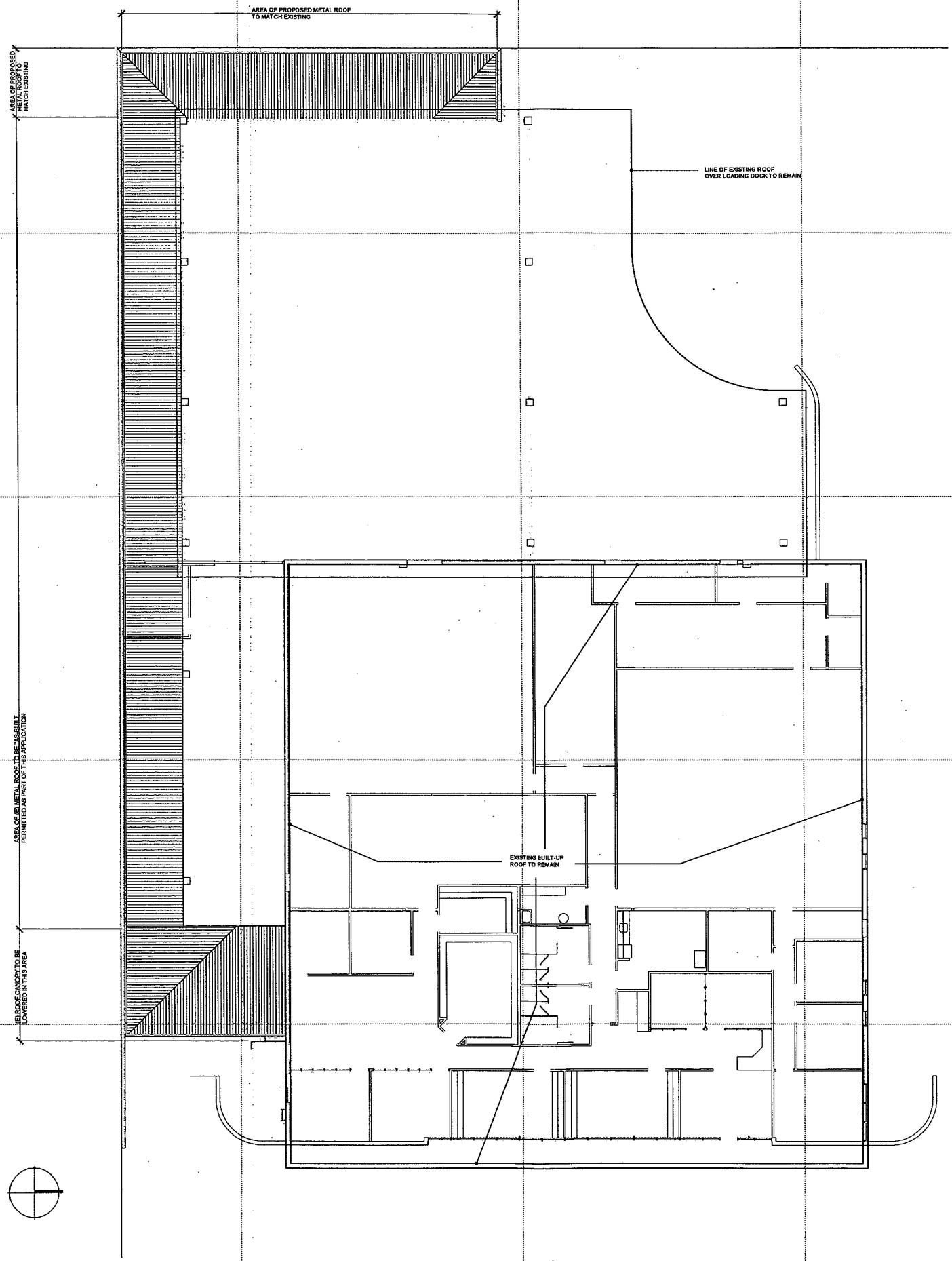
CONTENTS:
 FLOOR PLAN

DRAWN BY: RRR

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PLOT DATE: 11.03.09

REVISIONS:
 DATE TYPE
 11.03.09 DRB SUBMITTAL



ROOF PLAN
1/8" = 1'-0"



STUDIO R
 architecture & design
 Rex Ruskauft, Architect
 829 State Street, Ste. 230
 Santa Barbara, CA 93101
 ph. (805) 899-4864



AS-BUILT PERMIT FOR:
CANOPY ROOF / DOCK ENCLOSURE
 76 CASTILIAN DRIVE
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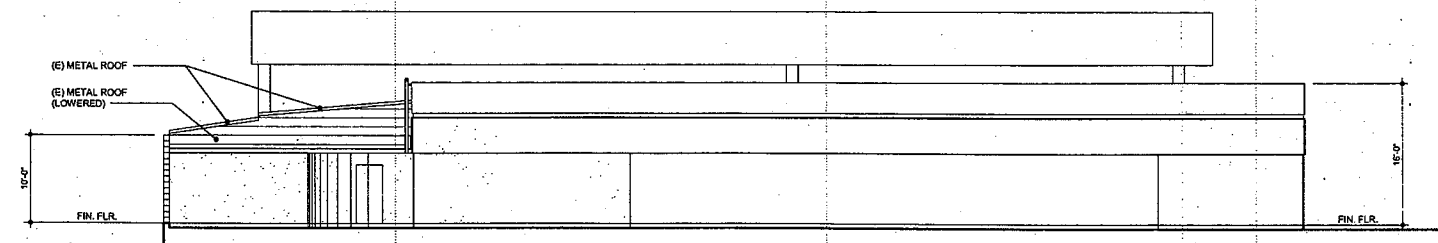
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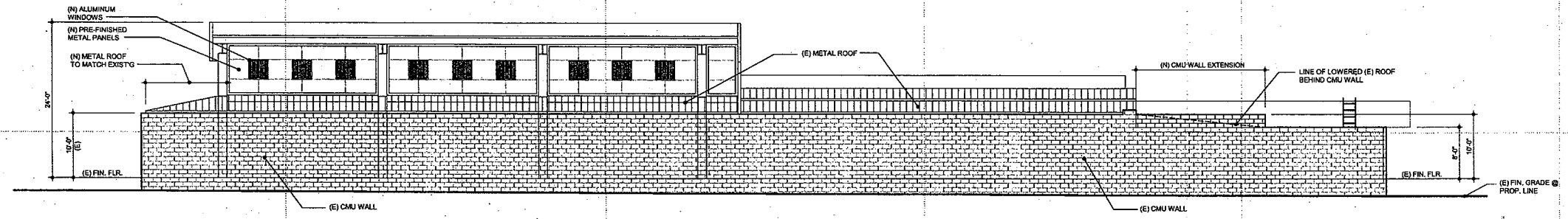
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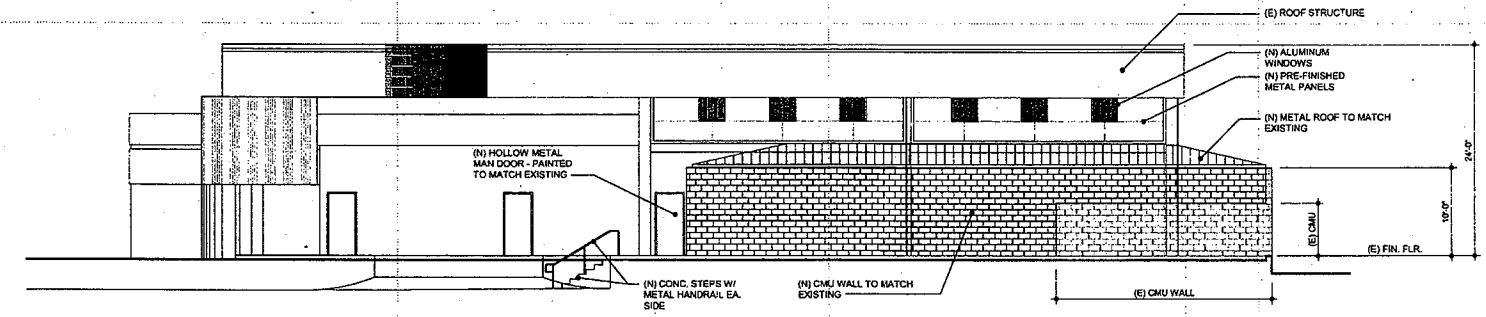
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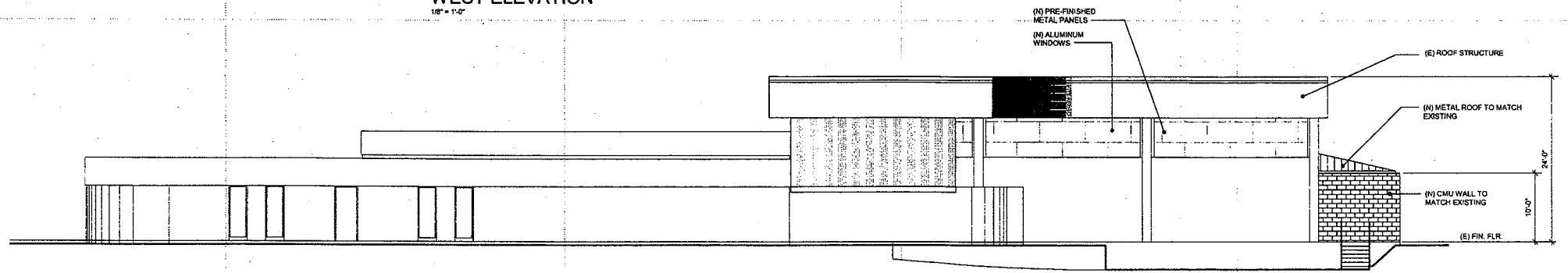
EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



AS-BUILT PERMIT FOR:
CANOPY ROOF / DOCK ENCLOSURE
75 CASTILIAN DRIVE
GOLETA, CA

JOB NUMBER: 09.09

CONTENTS:
ELEVATIONS

DRAWN BY: RRR

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