



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
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AGENDA ITEM L-2

DATE: February 9, 2010
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 10-003-DRB; Chipotle Outdoor Patio; 270 Storke Road; APN 073-100-032

APPLICANT: Scott Branch
Burnell, Branch & Pester Architecture
924 Anacapa Street
Santa Barbara, CA 93101

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes the Storke Plaza Shopping Center, which contains 2 buildings totaling 31,970 square feet on 2.25 gross acres in the C-2 zone district. The applicant proposes to construct a new 437-square foot outdoor patio on the Storke Road frontage for a tenant space at the northern end of the building at 270 Storke Road. Minor changes to the primary storefront windows and doors are also proposed. The tenant space would be converted to restaurant use. An updated landscaping plan is proposed. The project was filed by Scott Branch of Burnell, Branch & Pester Architecture, agent, on behalf of Marc Winnikoff of Storke Road II LLP, property owner. Related cases: 10-003-LUP.

BACKGROUND:

The project was submitted on January 4, 2010. 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	30 feet from Centerline 10 feet from right-of-way; Open canopies, porches, roofed or unroofed, and similar accessory structures may encroach not more than 12 feet into the front setback area, provided that in no event shall such structures encroach upon a public street right of way	30 feet from Centerline 9.5 feet from right-of-way (to face of building) Patio does not encroach on Storke Road right-of-way	Yes (legal nonconforming)
Side Yard Setback	None, except when side yards are provided, they shall be a minimum of 3 feet	3 feet	Yes
Rear Yard Setback	10 feet	Greater than 10 feet (no change)	Yes
Height	35 feet maximum	32 feet (no change)	Yes
Parking spaces	101 spaces	140 spaces	Yes
Landscaping	A landscape plan shall be approved by the Planning and Environmental Services Department	6.8% (no change)	TBD
Storage	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 storage area behind 250 Storke Road building	Yes

The project is consistent with the above provisions of the Inland Zoning Ordinance (Article III of Chapter 35), subject to consideration of the landscape plan by DRB.

ATTACHMENTS:

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