



MEMORANDUM

DATE: March 9, 2010

TO: Design Review Board Members

FROM: Natasha Campbell, Contract Planner

SUBJECT: Agenda Item M-1
09-075-DRB; Marriott Residence Inn and Hollister Business Center
6300 Hollister Avenue; APN 073-050-020

At the DRB's meeting of February 23, 2010, the applicant requested and the DRB agreed to reconvene an Ad Hoc Committee (Carl Schneider, Bob Wignot, and Scott Branch) to study project revisions. The Ad Hoc Committee met at the City of Goleta offices on February 24, 2010.

February 24 Ad Hoc Meeting Attendees: Bob Olson (applicant), Gene Fong (project architect), and Russ Goodman (property owner), Barbara Massey (public), Frank Arredondo (public), Gary Earle (public), Steve Chase, Patty Miller, Natasha Campbell

In addition to the DRB's Ad Hoc Committee meetings, the full DRB has considered the plans for the Marriott Residence Inn project (09-075-DRB) at the following DRB meetings: December 8, 2009, January 26, 2010, and February 9, 2010. Table 1 below summarizes recent changes to the square footage, number of hotel rooms, FAR, building setback from Hollister Avenue, and number of required parking spaces that have been proposed for the hotel project.

Table 1				
MARRIOTT RESIDENCE INN	DEC 8 2009	JAN 26 2010	FEB 9 2010	MAR 9 2010
Square Footage	99,634	95,256	94,876	80,989
Hotel Rooms	140	135	133	118
Floor Area Ratio (FAR)	0.60	0.57	0.57	0.49 (meets 0.5 FAR for Hotel Overlay)
Setback from Hollister	108 ft, 2 in	131 ft, 6 in	131 ft, 6 in	151 ft, 4 in
Required Parking Spaces	144	139	137	122 (all onsite)

The project architectural details have also been modified to reflect a more Spanish architectural style, with overhanging roof lines.

As noted in Table 1, due to the reduced room count, the number of parking spaces required has been reduced to 122 spaces. Although a reciprocal parking plan is an acceptable method of providing parking, specifically for projects within the Hotel Overlay, all required parking can now be accommodated on the proposed hotel parcel. Therefore, a reciprocal parking agreement with the adjacent business is no longer needed, to provide the number of ordinance required parking spaces for the hotel.

Pending confirmation from the DRB to proceed with a specific hotel plan on March 9th, the visual simulations and video drive by will be updated to reflect the revised hotel design by Ron Stevens of Interacta, under contract to the City. The simulations and video drive by will provide more information on how the project redesign affects scenic views of the mountains for vehicles, cyclists or pedestrians travelling along Hollister Avenue, as well as the perceived massing and height of the proposed structure. Mr. Stevens' timeline for completing revised visuals will be dependent upon the extent and type of all project changes as well as when he receives the related, revised grading, architectural and landscaping information. If the revisions are not completed in time for the March 23rd DRB meeting, an additional continuance will be requested.

Attached to this memo is a reduced 11" x 17" revised project plan set.

RESIDENCE INN BY MARRIOTT

GOLETA, CALIFORNIA



GENE FONG ASSOCIATES
 ARCHITECTURE • PLANNING • INTERIORS
 1180 WOODBURN BLVD., LOS ANGELES, CA 90024
 310 • 209-7620 310 • 209-7616 FAX

PROJECT:
RESIDENCE INN BY MARRIOTT

GOLETA CALIFORNIA

OWNER:
R.D. OLSON DEVELOPMENT
 2855 MAIN STREET, THIRD FLR.
 IRVINE, CA 92614
 (949) 271-1100
 (949) 271-1080 FAX

SUBMITTALS:

3/09/10	DP/ER ALTERNATIVES-SUBMITTAL
2/02/10	DP/ER ALTERNATIVES-SUBMITTAL
1/26/10	DP/ER ALTERNATIVES
10/23/09	DP/ER RESUBMITTAL
7/14/09	DP/ER SUBMITTAL
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8/18/08	MARRIOTT 30% REVIEW RESUBMITTAL
7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARRIOTT 30% REVIEW RESUBMITTAL
8/20/07	MARRIOTT 30% REVIEW RESUBMITTAL
7/20/07	MARRIOTT 30% REVIEW

REVISIONS:

CONSULTANT:

SHEET TITLE:

COVER SHEET

SCALE:

AS NOTED

DATE:

3/9/10

PHASE:

EIR

JOB NUMBER:

0650C

SHEET NUMBER:

A-0.1

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PROJECT SUMMARY

NET SITE AREA: NET SITE AREA TOTAL = 3.81 ACRES = 166,109 S.F.

ZONING OVERLAY: HOTEL

LANDSCAPE AREA:
 REQUIRED 30% REQUIRED LANDSCAPE = 49,832.7 S.F.
 PROVIDED = S.F.

BUILDING AREA:

GROUND FLOOR		
LOBBY/REGISTRATION/CIRCULATION	=	S.F.
ADMINISTRATION	=	S.F.
PUBLIC RESTROOMS/TELEPHONES	=	S.F.
CONFERENCE/MEETING ROOMS	=	S.F.
COMPLIMENTARY BREAKFAST/DINING	=	S.F.
STORAGE	=	S.F.
BACK OF HOUSE	=	S.F.
STAIRS	=	S.F.
ELEVATORS	=	S.F.
GYM	=	S.F.
GUEST LAUNDRY	=	S.F.
SUITES	=	S.F.
MAID'S	=	S.F.
STORAGE/EQUIPMENT	=	S.F.
CORRIDOR	=	S.F.
SUB-TOTAL	=	S.F.
SECOND FLOOR		
SUITES	=	S.F.
MAID'S	=	S.F.
STORAGE/EQUIPMENT	=	S.F.
CORRIDOR	=	S.F.
SUB-TOTAL	=	S.F.
THIRD FLOOR		
SUITES	=	S.F.
MAID'S	=	S.F.
STORAGE/EQUIPMENT	=	S.F.
CORRIDOR	=	S.F.
SUB-TOTAL	=	S.F.

GROUND FLOOR	=	32,368 S.F.
SECOND FLOOR	=	26,451 S.F.
THIRD FLOOR	=	22,170 S.F.
HOTEL TOTAL AREA	=	80,989 S.F.

F.A.R.: 80,989 / 166,109 = 0.49 F.A.R.

TOTAL BUILDING FOOTPRINT: HOTEL FOOTPRINT = 32,368 S.F.

SITE COVERAGE: BUILDING FOOTPRINT / NET SITE AREA = 32,368 / 166,109 = 19.6 %

		STUDIO KING	1-BED KING	2-BED KING/QUEEN	TOTAL
STANDARD	GROUND FLOOR	28	3	3	34
	SECOND FLOOR	34	6	2	42
	THIRD FLOOR	30	4	3	37
ADA	GROUND FLOOR	1	1	0	2
	SECOND FLOOR	1	1	1	3
	THIRD FLOOR	0	0	0	0
TOTAL		94	15	9	118

PARKING REQUIRED: GUEST ROOMS

TOTAL NUMBER OF UNITS = 118 UNITS
 SUB-TOTAL OF REQUIRED PARKING = 118 UNITS X 1.0 SPACES = 118 SPACES

EMPLOYEES

1 PER 5 EMPLOYEES = 20 EMPLOYEES / 5 = 4 SPACES

TOTAL PARKING SPACES REQUIRED = 122 SPACES

PARKING PROVIDED:

STANDARD PARKING SPACES = 98 SPACES
 COMPACT PARKING SPACES = 19 SPACES
 HANDICAP PARKING SPACES = 5 SPACES

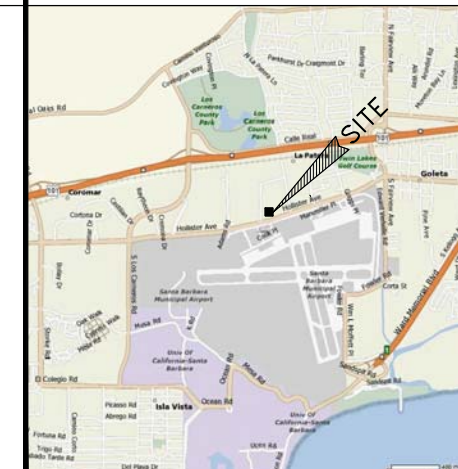
TOTAL PARKING SPACES PROVIDED = 122 SPACES

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- A-0.1 COVER SHEET
- A-1.1 OVERALL SITE PLAN
- A-1.2 SITE PLAN
- A-2.1 GROUND FLOOR PLAN
- A-2.2 SECOND FLOOR PLAN
- A-2.3 THIRD FLOOR PLAN
- A-2.4 ROOF PLAN
- A-3.1 EXTERIOR ELEVATIONS
- A-5.1 TYPICAL ROOM TYPES

FIRE NOTE

VICINITY MAP



STRUCTURAL ENGINEER:

WEIDLINGER ASSOCIATES INC
 4551 GLENCOE AVENUE, STE. 350
 MARINA DEL REY, CA 90024
 (310) 315-8430
 (310) 315-8431 FAX
 CONTACT: BRIAN COCHRAN

CIVIL ENGINEER:

PENFIELD & SMITH ENGINEERS
 111 E. VICTORIA STREET
 P.O. BOX 98
 SANTA BARBARA, CA 93101
 (805) 963-9532
 (805) 966-9801 FAX
 CONTACT: DON E. DONALDSON

MECH./ELECT./PLUMB. ENGINEER:

ROBISON ENGINEERING, INC.
 20300 19th AVENUE NE
 SHORELINE, WA 98155
 (206) 364-3343
 (206) 364-3363 FAX
 CONTACT: MARK ROBISON

SURVEY:

PENFIELD & SMITH ENGINEERS
 111 E. VICTORIA STREET
 P.O. BOX 98
 SANTA BARBARA, CA 93101
 (805) 963-9532
 (805) 966-9801 FAX
 CONTACT: DON E. DONALDSON

LANDSCAPE ARCHITECT:

KATIE O'REILLY ROGERS
 114 EAST DAY LA GUERRA, STE. 4
 SANTA BARBARA, CA 93101
 (805) 963-2857
 CONTACT: KATIE ROGERS

SOILS ENGINEER:

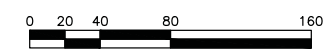
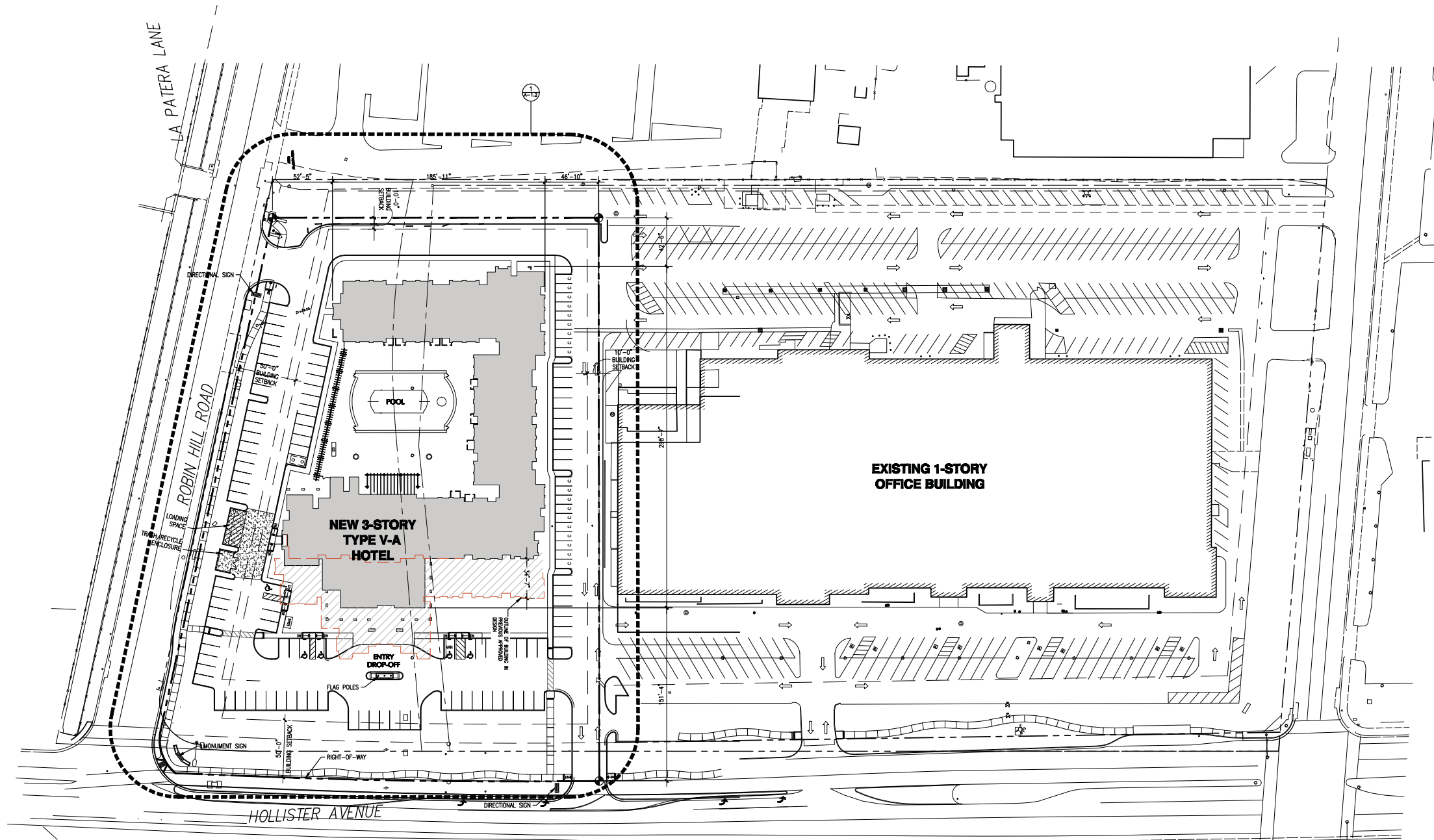
HUSHMANN ASSOCIATES, INC.
 250 GODDARD
 IRVINE, CA 92618
 (949) 777-1279
 (949) 777-1276 FAX
 CONTACT: ALI BASTANI

INTERIOR DESIGNER:

INDIDESIGN
 1431-b COLORADO AVE
 SANTA MONICA, CA 90404
 (310) 828-1808 X103
 (310) 943-2589 FAX
 CONTACT: BEATRICE GIRELLI

KITCHEN CONSULTANT:

R.W. SMITH & CO
 3186 AIRWAY AVENUE
 COSTA MESA, CA 92626
 (714) 540-6633
 (714) 540-9523 FAX



OVERALL SITE PLAN

SCALE
1" = 40'-0" **1**



GENE FONG ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS
1180 WILSHIRE BLVD., LOS ANGELES, CA 90024
310 • 209-7620 310 • 209-7616 FAX

PROJECT:
RESIDENCE INN BY MARRIOTT

GOLETA CALIFORNIA

OWNER:
R.D. OLSON DEVELOPMENT
2855 MAIN STREET, THIRD FLR.
IRVINE, CA 92614
(949) 271-1100
(949) 271-1080 FAX

SUBMITTALS:

3/09/10	DP/ER ALTERNATIVES-RESUBMITTAL
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7/20/07	MARRIOTT 30% REVIEW

REVISIONS:

CONSULTANT:

SHEET TITLE:
OVERALL SITE PLAN

SCALE:
1"=40'

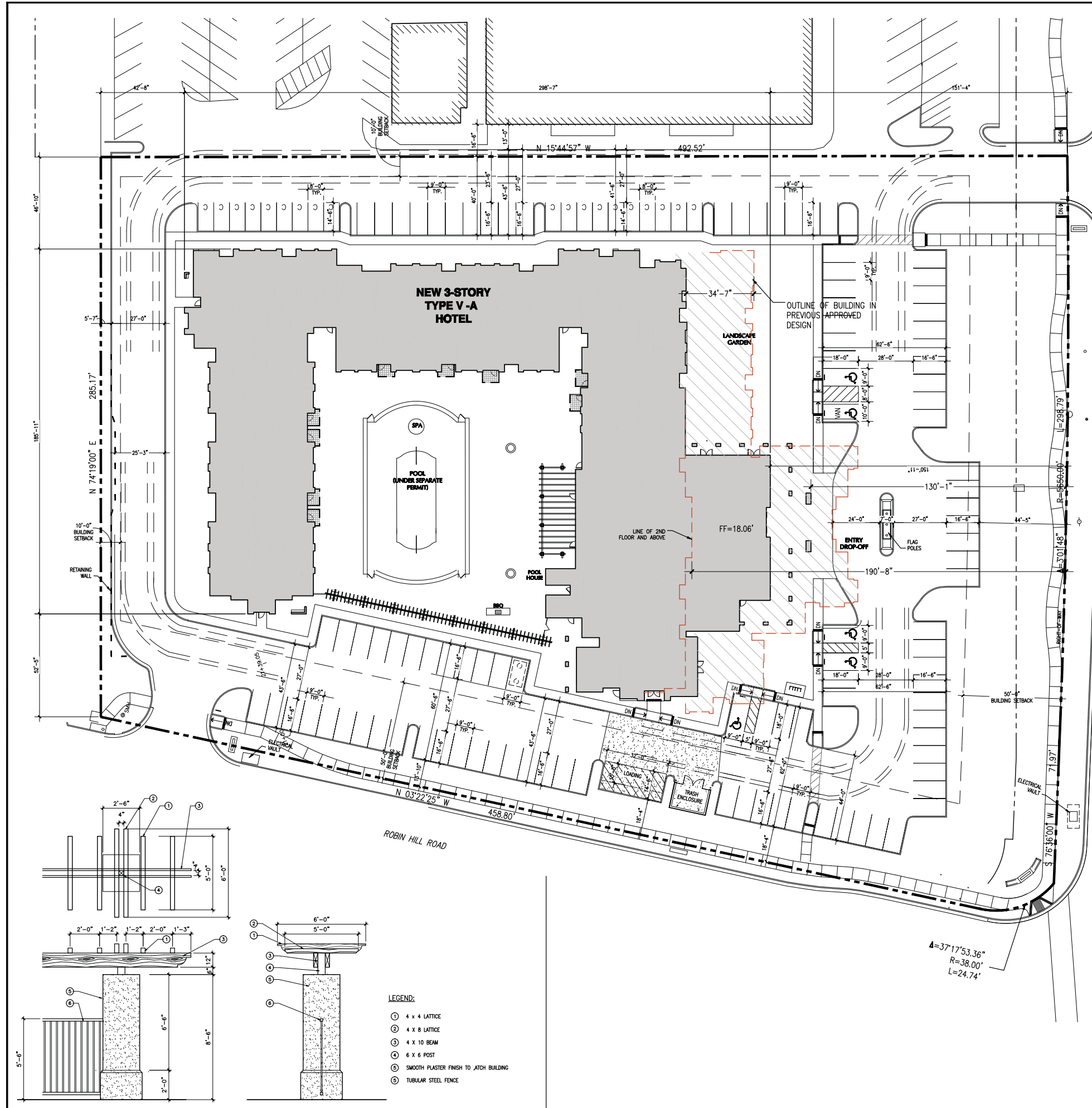
DATE:
3/9/10

PHASE:
EIR

JOB NUMBER:
0650C

SHEET NUMBER:

A-1.1



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PARKING SPACES PROVIDED ON SITE = 122 SPACES

TOTAL PARKING SPACES PROVIDED = 122 SPACES



GENE FONG ASSOCIATES
 ARCHITECTURE - PLANNING - INTERIORS
 1100 HERRINGWOOD BLVD., LOS ANGELES, CA 90024
 310 • 209-7620 310 • 209-7616 FAX

PROJECT:
RESIDENCE INN BY MARRIOTT

GOLETA CALIFORNIA

OWNER:
R.D. OLSON DEVELOPMENT
 2855 MAIN STREET, THIRD FLR.
 IRVINE, CA 92614
 (949) 271-1100
 (949) 271-1080 FAX

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7/20/07	MARRIOTT 30% REVIEW

REVISIONS:

NO.	DATE	DESCRIPTION

CONSULTANT:

SHEET TITLE:

PROPOSED SITE PLAN

SCALE: 1"=20'

DATE: 3/9/10

PHASE: EIR

JOB NUMBER: 0650C

SHEET NUMBER:

A-1.2





GENE FONG ASSOCIATES
 ARCHITECTURE - PLANNING - INTERIOR
 1300 HERWOOD BLVD. LOS ANGELES, CA 90028
 310 - 309-7820 310 - 309-7816 FAX

PROJECT:
RESIDENCE INN BY MARRIOTT

GOLETA CALIFORNIA

OWNER:
R.D. OLSON DEVELOPMENT
 2955 MAIN STREET, THIRD FLR.
 BEVING, CA 94944
 (415) 271-1100
 (415) 271-1080 FAX

SUBMITTALS:

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3/09/10	DP/ER ALTERNATIVES - RESUBMITTAL
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7/20/07	MARRIOTT 30% REVIEW

REVISIONS:

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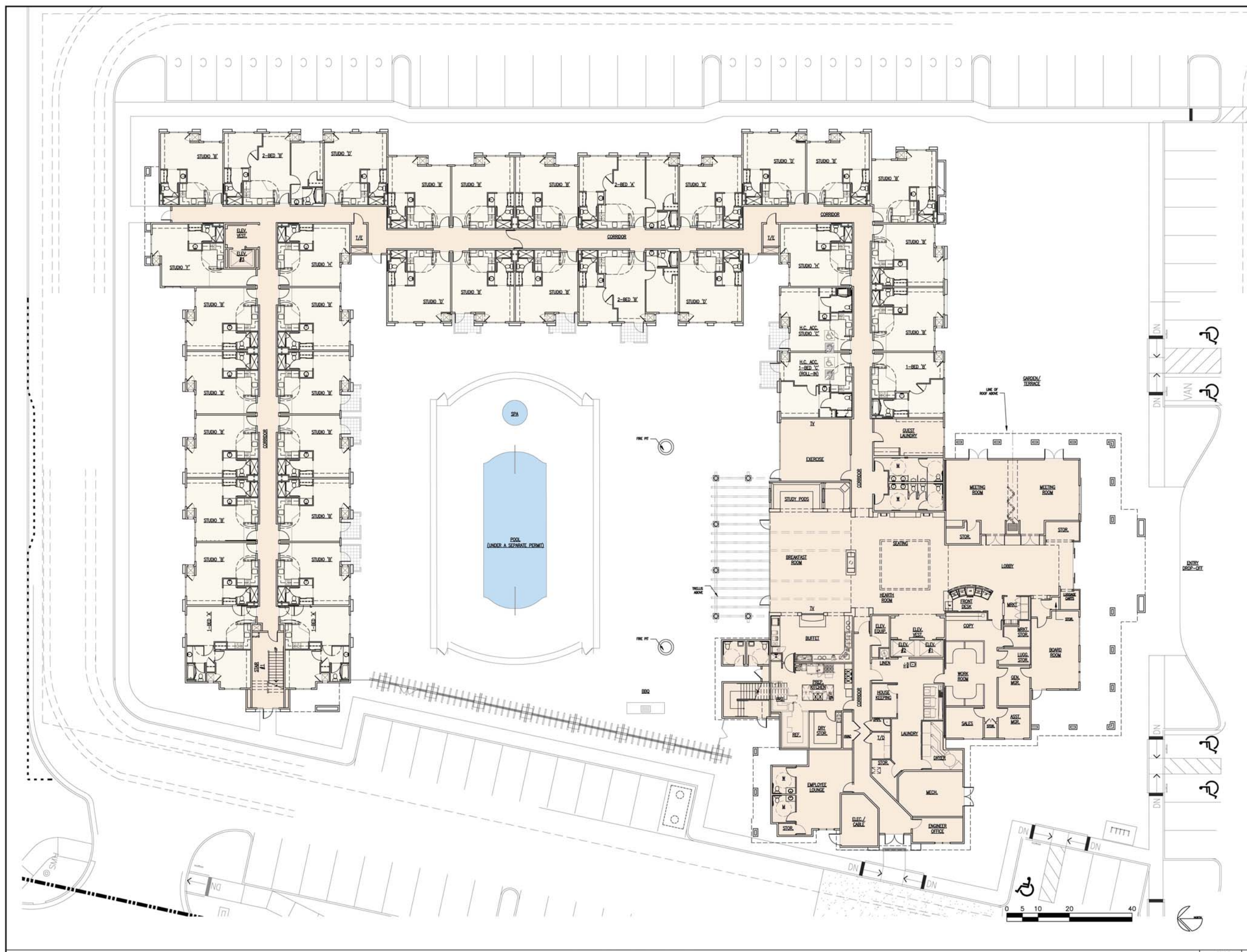
CONSULTANT:

SHEET TITLE:
GROUND FLOOR PLAN

SCALE:
 AS NOTED
 DATE:
 3/9/10
 PHASE:
 EIR
 JOB NUMBER:
 0650C
 SHEET NUMBER:

A-2.1

SCALE: 3/32" = 1'-0" 1
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GROUND FLOOR PLAN



SECOND FLOOR PLAN



GENE FONG ASSOCIATES
 ARCHITECTURE - PLANNING - INTERIOR
 1300 WILLOW BLVD., LOS ANGELES, CA 90028
 310 • 209-7820 310 • 209-7816 FAX

PROJECT:
RESIDENCE INN BY MARRIOTT

GOLETA CALIFORNIA

OWNER:
R.D. OLSON DEVELOPMENT
 2955 MAIN STREET, THIRD FLR.
 IRVINE, CA 92614
 (949) 271-1100
 (949) 271-1080 FAX

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REVISIONS:

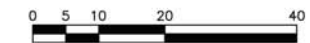
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CONSULTANT:

SHEET TITLE:
SECOND FLOOR PLAN

SCALE:
 AS NOTED
 DATE:
 3/9/10
 PHASE:
 EIR
 JOB NUMBER:
 0650C
 SHEET NUMBER:

A-2.2



THIRD FLOOR PLAN

SCALE
3/32" = 1'-0" 1



GENE FONG ASSOCIATES
ARCHITECTURE - PLANNING - INTERIOR
130 WILLOW BLVD. LOS ANGELES, CA 90028
310 • 209-7820 310 • 209-7816 FAX

PROJECT:
RESIDENCE INN BY MARRIOTT

OWNER:
R.D. OLSON DEVELOPMENT
2955 MAIN STREET, THIRD FLR.
IRVINE, CA 92614
(949) 271-1100
(949) 271-1080 FAX

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REVISIONS:

NO.	DATE	DESCRIPTION

CONSULTANT:

SHEET TITLE:
THIRD FLOOR PLAN

SCALE:
AS NOTED

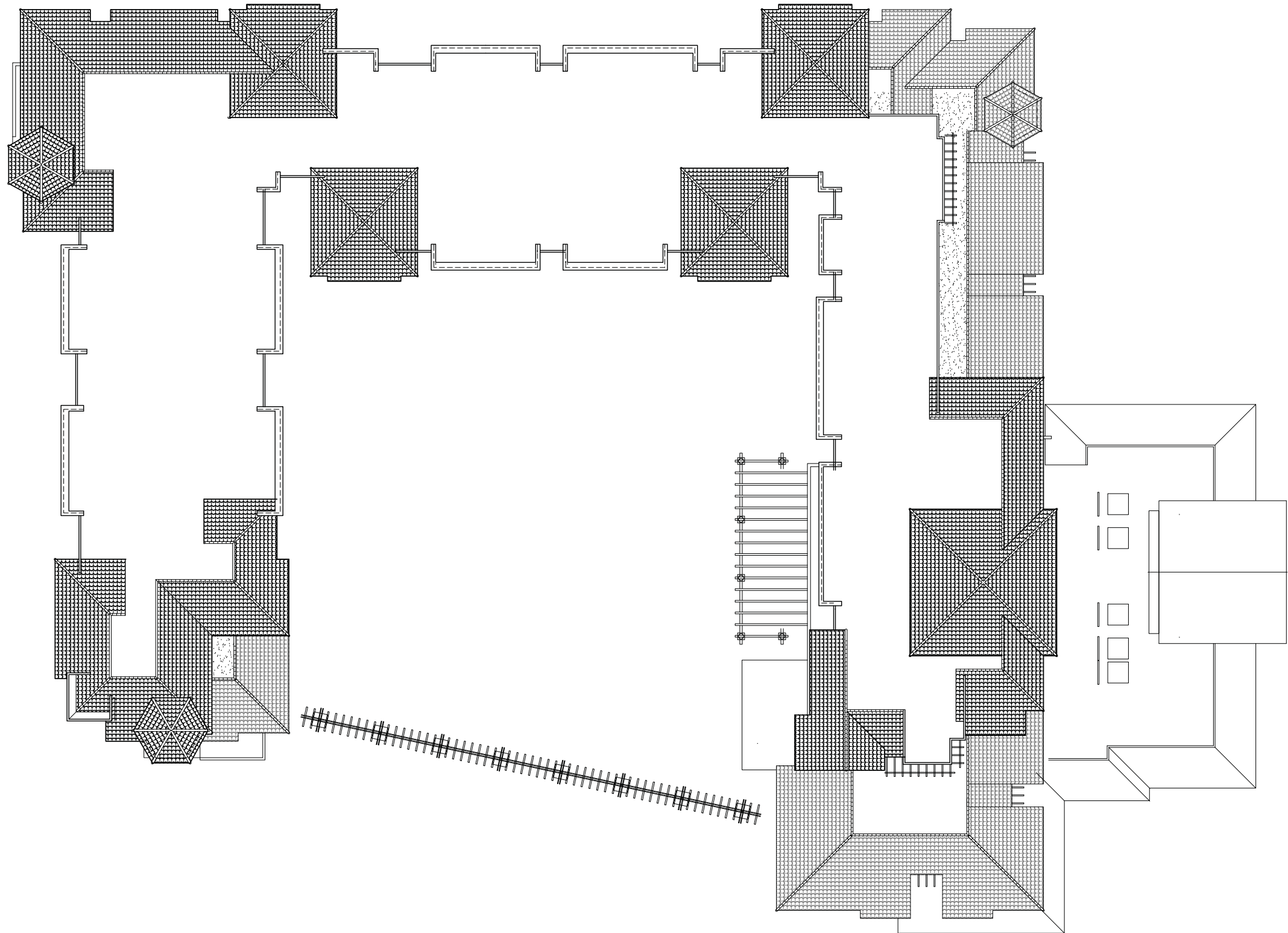
DATE:
3/9/10

PHASE:
EIR

JOB NUMBER:
0650C

SHEET NUMBER:

A-2.3



ROOF PLAN



GENE FONG ASSOCIATES
 ARCHITECTURE • PLANNING • INTERIORS
 1180 WILSHIRE BLVD., LOS ANGELES, CA 90024
 310 • 209-7620 310 • 209-7616 FAX

PROJECT:
RESIDENCE INN BY MARRIOTT

GOLETA CALIFORNIA

OWNER:
R.D. OLSON DEVELOPMENT
 2855 MAIN STREET, THIRD FLR.
 IRVINE, CA 92614
 (949) 271-1100
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REVISIONS:

CONSULTANT:

SHEET TITLE:

ROOF PLAN

SCALE:
 AS NOTED

DATE:
 3/9/10

PHASE:
 EIR

JOB NUMBER:
 0650C

SHEET NUMBER:

A-2.4

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GENEFONG ASSOCIATES
 ARCHITECTURE • PLANNING • INTERIORS
 110 WILLOW BLVD., LOS ANGELES, CA 90024
 310 • 209 • 7620 310 • 209 • 7616 FAX

PROJECT:
RESIDENCE INN BY MARRIOTT

GOLETA CALIFORNIA

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R.D. OLSON DEVELOPMENT
 2955 MAIN STREET, THIRD FLR.
 IRVINE, CA 92614
 (949) 271-1100
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7/20/07	MARRIOTT JOX REVIEW

REVISIONS:

CONSULTANT:

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS NOTED
 DATE: 3/9/10
 PHASE: EIR
 JOB NUMBER: 0650C
 SHEET NUMBER:

A-3.1

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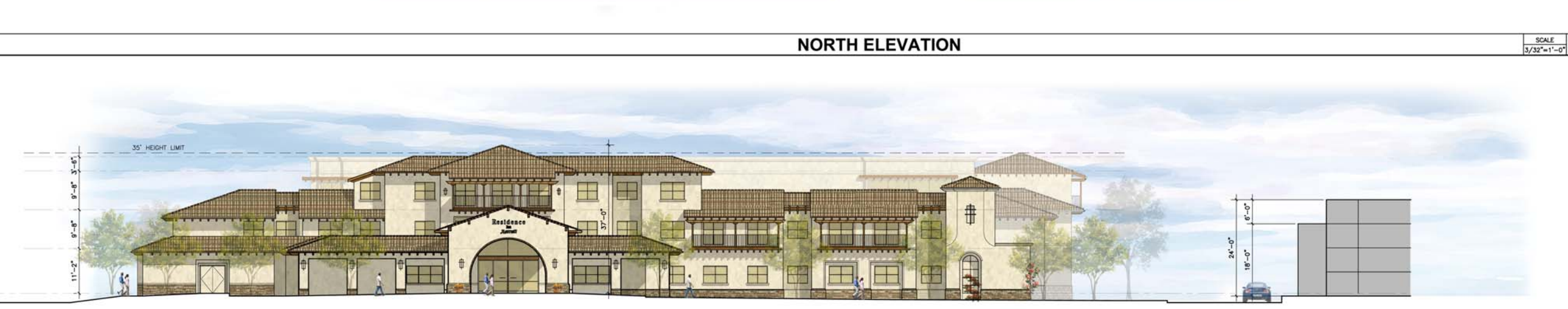
EAST ELEVATION

SCALE
 3/32"=1'-0" **4**



NORTH ELEVATION

SCALE
 3/32"=1'-0" **3**



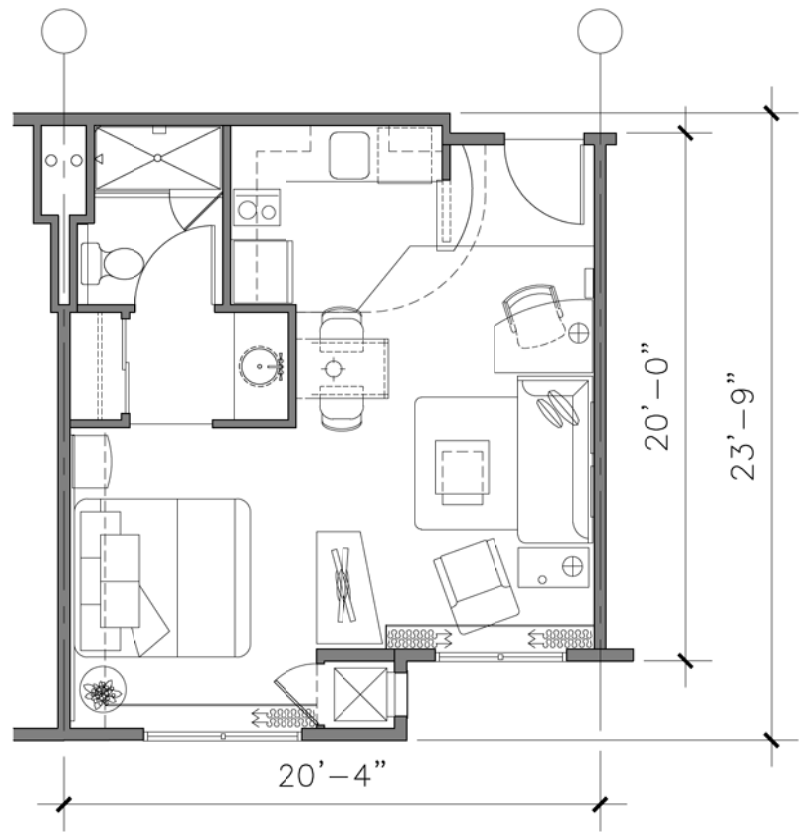
SOUTH ELEVATION - HOLLISTER AVE.

SCALE
 3/32"=1'-0" **2**

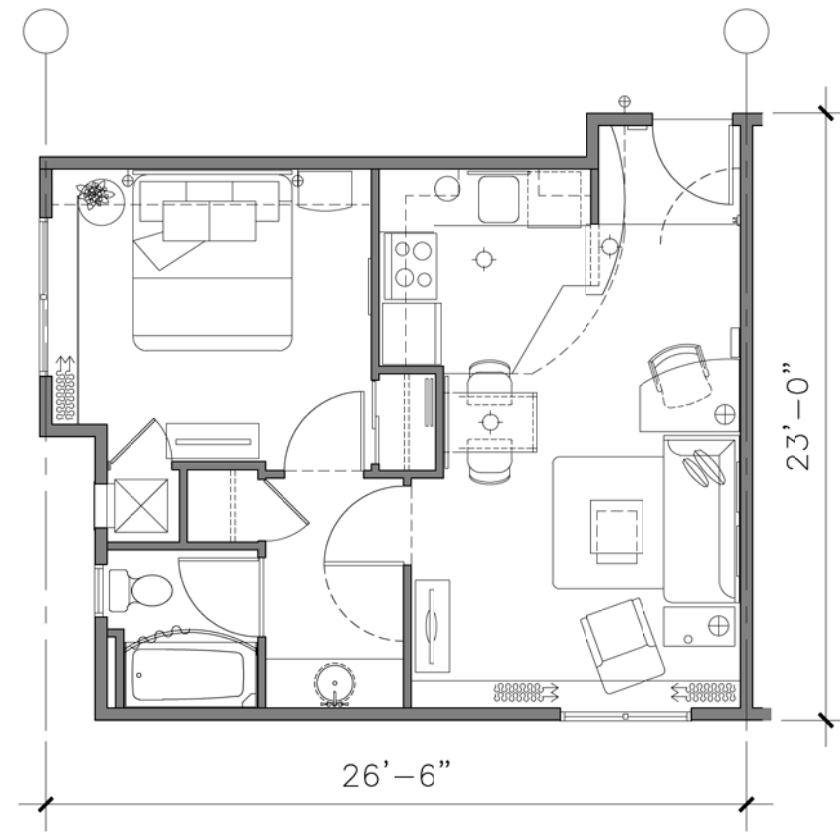


WEST ELEVATION - ROBIN RD.

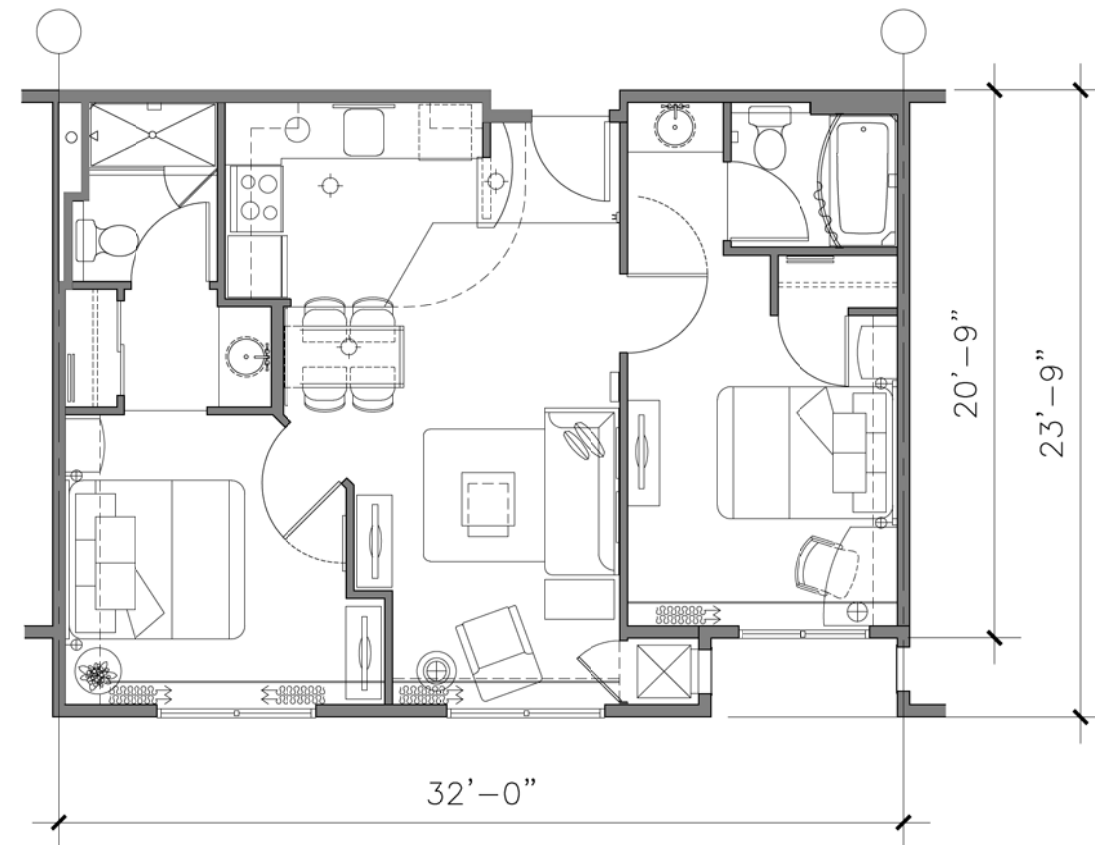
SCALE
 3/32"=1'-0" **1**



KING STUDIO



1-BEDROOM KING SUITE



2-BEDROOM KING/QUEEN SUITE



GENE FONG ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS
1100 WILSHIRE BLVD., 12th FLOOR, CA 90231
310 • 209-7620 310 • 209-7616 FAX

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GOLETA CALIFORNIA

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CONSULTANT:

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SCALE: AS NOTED

DATE: 3/9/10

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