



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 M-2

DATE: March 23, 2010
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 10-031-DRB; Citrix Building 3 Cafeteria; 7414 Hollister Avenue; APN 079-210-063

APPLICANT: Andrew Brenner
RCI Builders
2985 E. Hillcrest Drive, Ste. 107
Thousand Oaks, CA 91362

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The property includes the Hollister Business Park (HBP), which contains 8 buildings totaling 292,130 square feet on 24.427 gross acres in the M-RP zone district. On the western parcel of the HBP at 7414 Hollister (Building 3), the applicant proposes to construct a 1,635-square foot addition for a cafeteria by enclosing an existing patio cover structure with a glass and aluminum storefront window system. New concrete walkways for access to the cafeteria are also proposed. The project was filed by Andrew Brenner of RCI Builders, agent, on behalf of IRE-SB Inc., property owner, and Citrix Online, tenant. Related cases: 10-031-LUP; 10-031-DPAM.

BACKGROUND:

The project was submitted on March 4, 2010. This is the first time the project has been before the DRB. There are no known violations on the property.

This project is being reviewed for an amendment to the Development Plans and subsequent entitlements for the Hollister Business Park (case nos. 82-DP-11, 83-DP-03, 83-DP-46 et al.)

ANALYSIS:

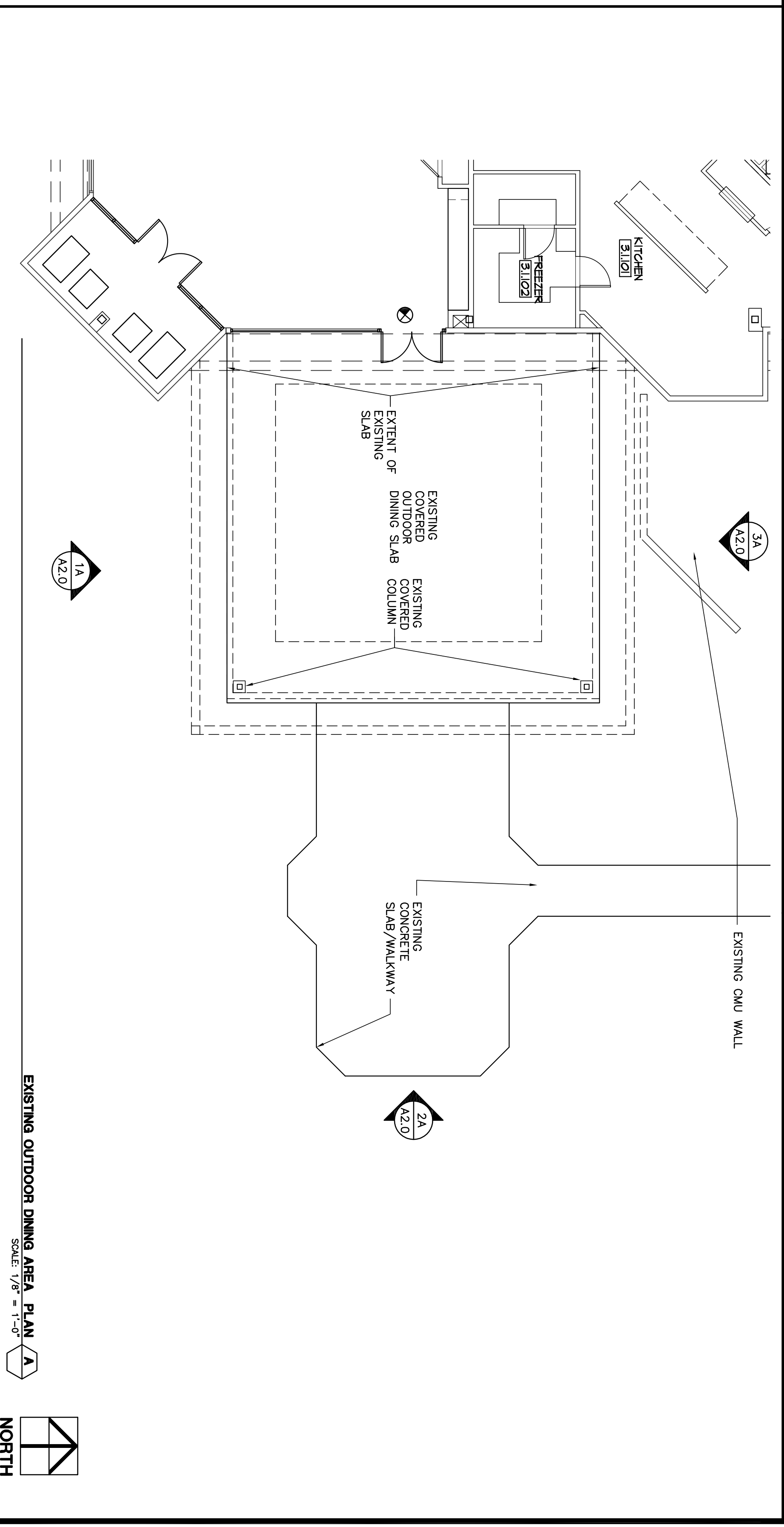
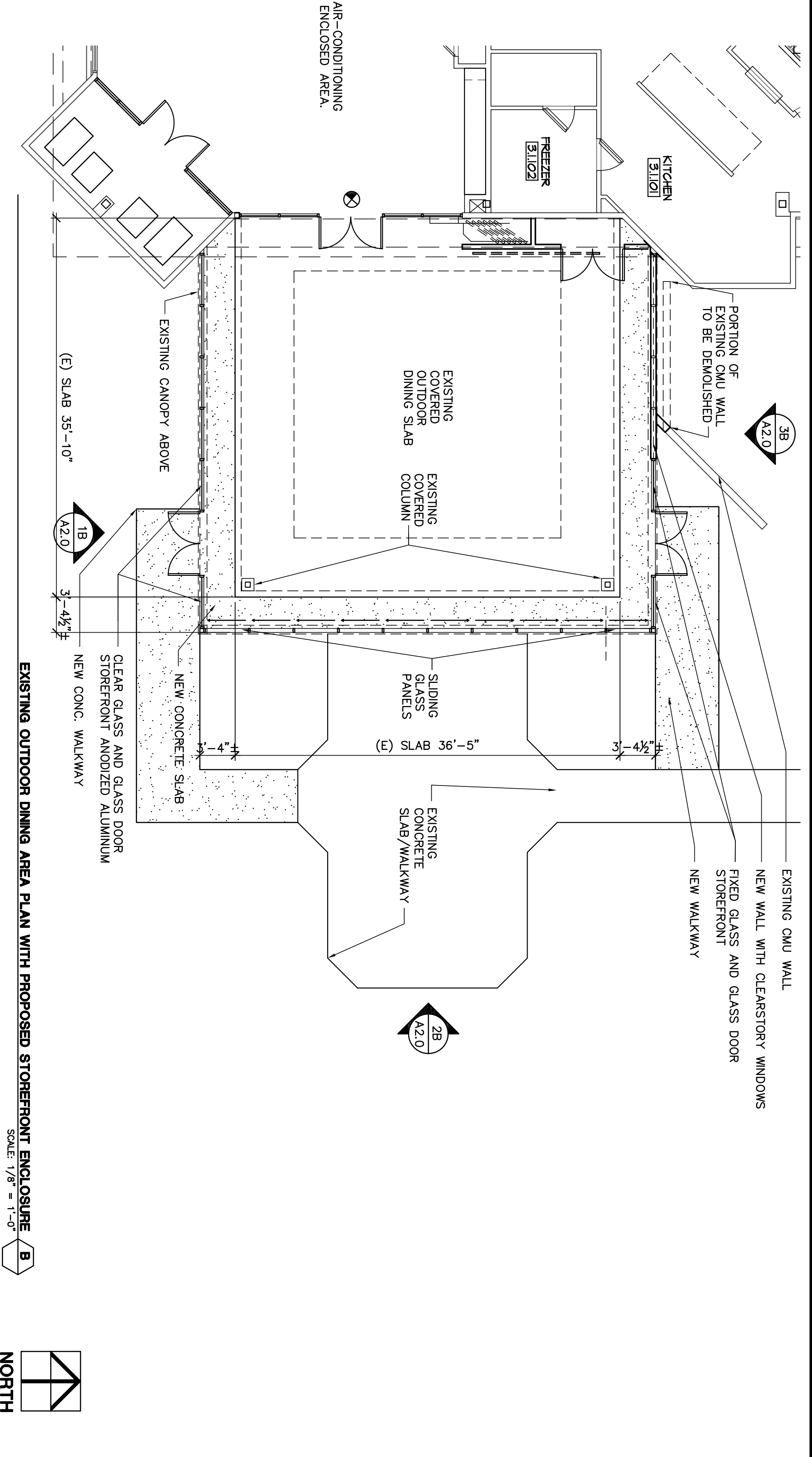
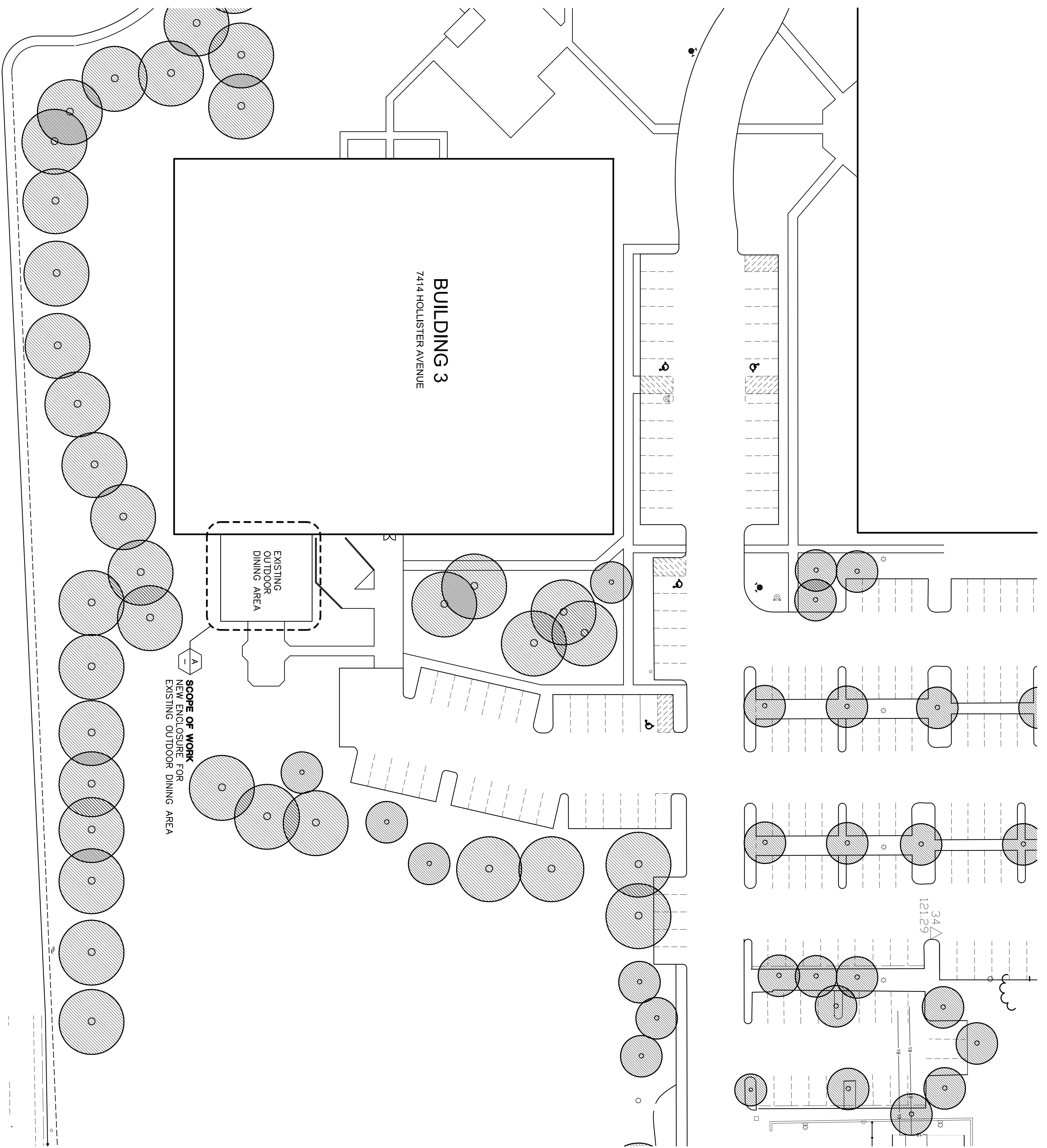
Zoning/Development Plan Consistency (as amended):

	Required	Proposed	Consistent Y/N
Building Coverage	25%	27%	Subject to approval of DPAM
Parking spaces	851 spaces (per 82-DP-11, 83-DP-03, 83-DP-46)	851 spaces (no change)	Yes
Landscaping	41% (including eucalyptus barranca)	41% (no change)	Yes

The proposed project is consistent with the above Building Coverage and Parking requirements of the Inland Zoning Ordinance (Article III, Chapter 35, Goleta Municipal Code) and HBP Development Plans and subsequent entitlements, subject to approval of a Development Plan Amendment.

ATTACHMENTS:

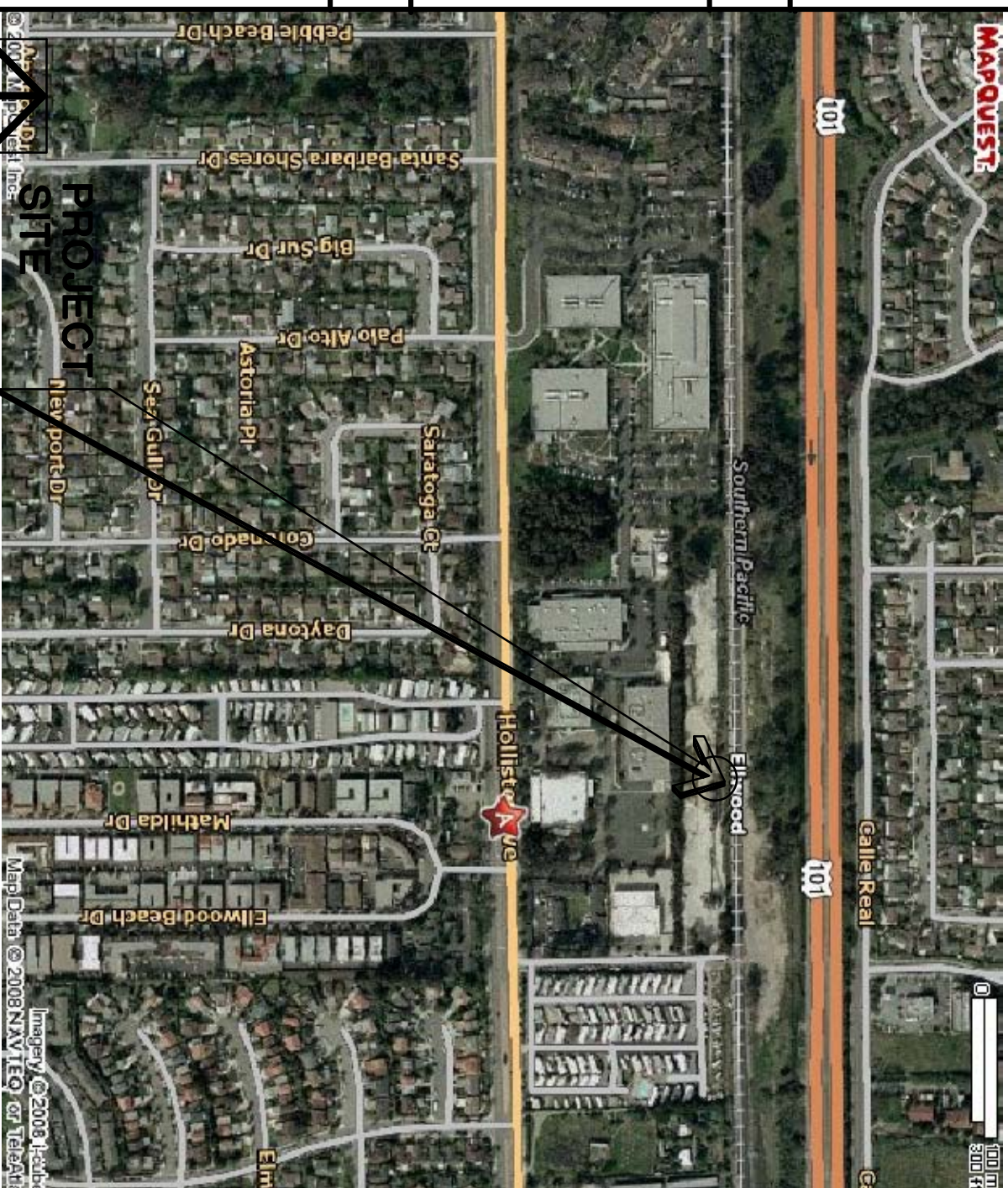
- Reduced 11" x 17" copies of site plans and elevations.



New Enclosure For Existing Outdoor Dining Area

CITRIX® online

Hollister Business Park Building # 3
7414 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

JOB ADDRESS	7414 HOLLISTER AVENUE GOLETA, CALIFORNIA 93117
PROJECT INFORMATION	PROJECT DESCRIPTION PROVIDE NEW STOREFRONT AND SLIDING GLASS ENCLOSURE FOR THE EXISTING OUTDOOR DINING AREA.
TENANT	CITRIX ONLINE 7414 HOLLISTER AVENUE SANTA BARBARA, CA 93117 CONTACT: STEVE NICHOLSON (805)990-7989
GENERAL CONTRACTOR	RCI BUILDERS 2985 HILLCREST DR., SUITE 220 THOUSAND OAKS, CA 91382 CONTACT: STEVE RICE (818)865-0200
PROJECT DIRECTORY	ARCHITECT: POLIQUIN KELLOGG DESIGN GROUP 6400 CANOGA AVE., SUITE 215 WOODLAND HILLS, CA 91367 CONTACT: MARK KELLOGG mark@pkdkg.com (818)313-6813 FAX:(818)313-6817
VICINITY MAP	

SHEET INDEX	ARCHITECTURAL A1.0 COVER SHEET, PLANS AND DETAILS A2.0 EXISTING AND PROPOSED ELEVATIONS
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Project No.	09-096.02
Drawn By	IMV
Date	3/1/10
Scale	AS SHOWN
Sheet	A1.0

New Enclosure For Existing Outdoor Dining Area

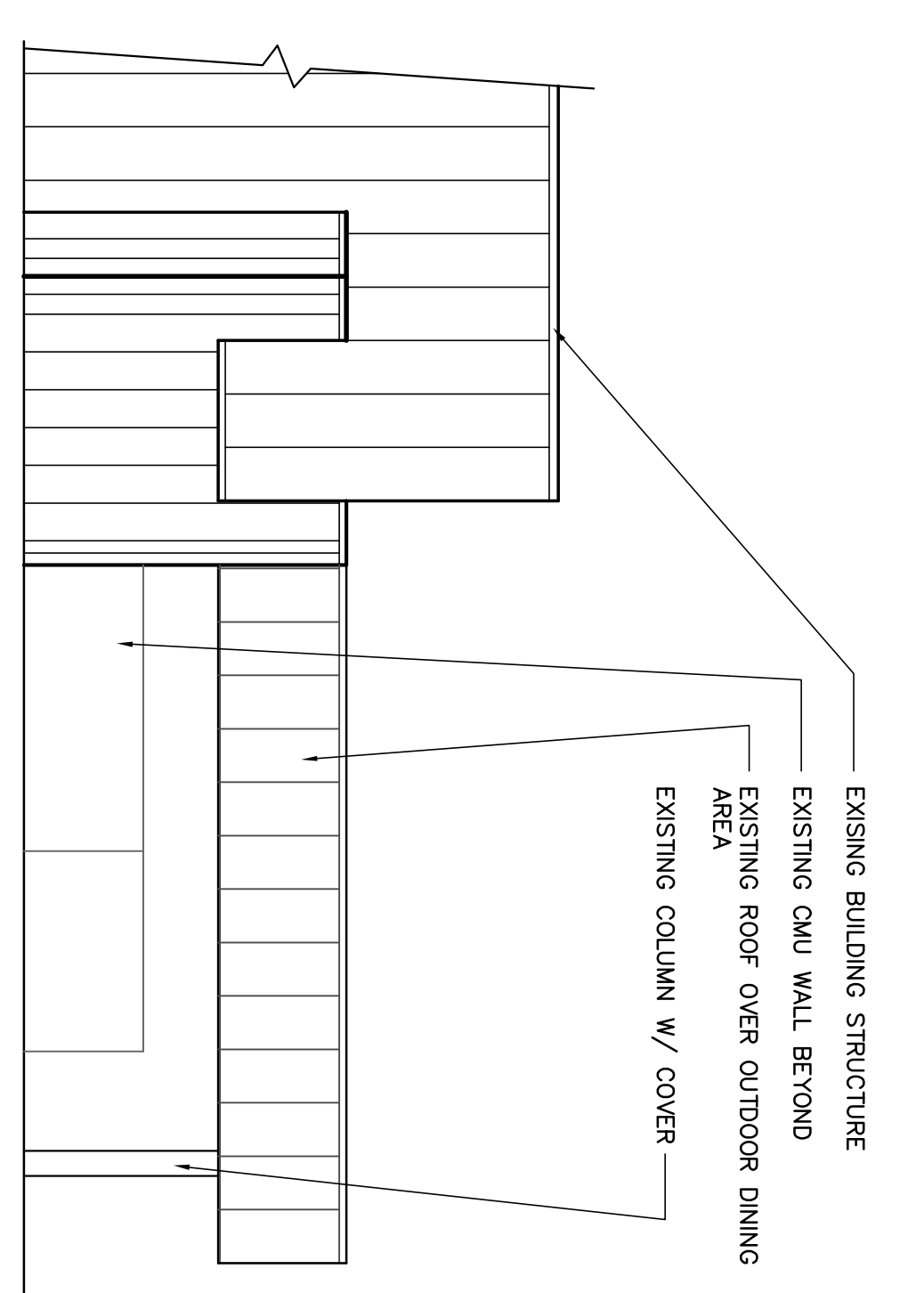
CITRIX® online

HOLLISTER BUSINESS PARK - BUILDING #3
7414 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

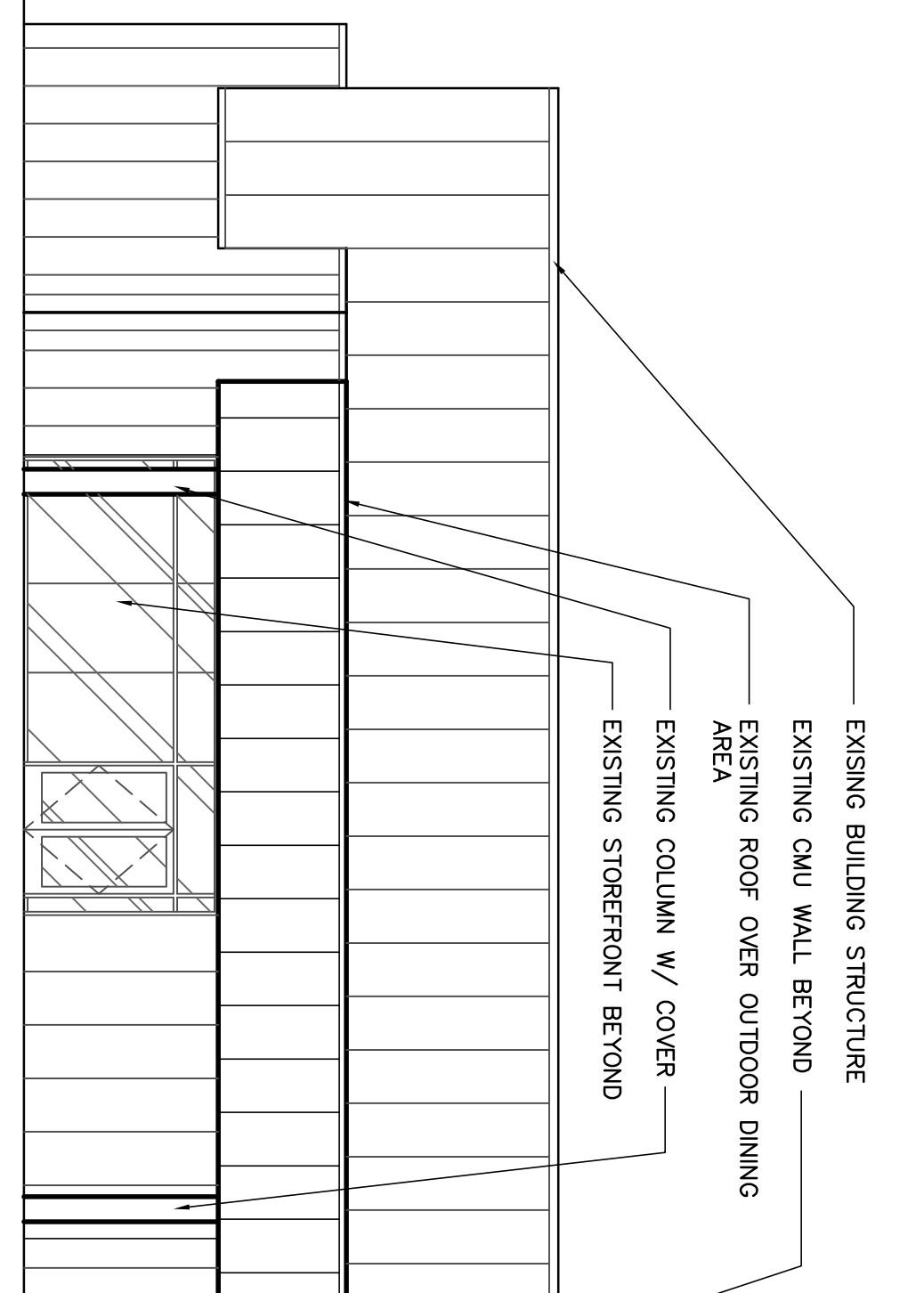
POLIQUIN KELLOGG DESIGN GROUP
ARCHITECTURE PLANNING INTERIOR DESIGN

6400 Canoga Avenue, Suite 215
Woodland Hills, CA 91367
[P] 818 313 6813 [F] 818 313 6817

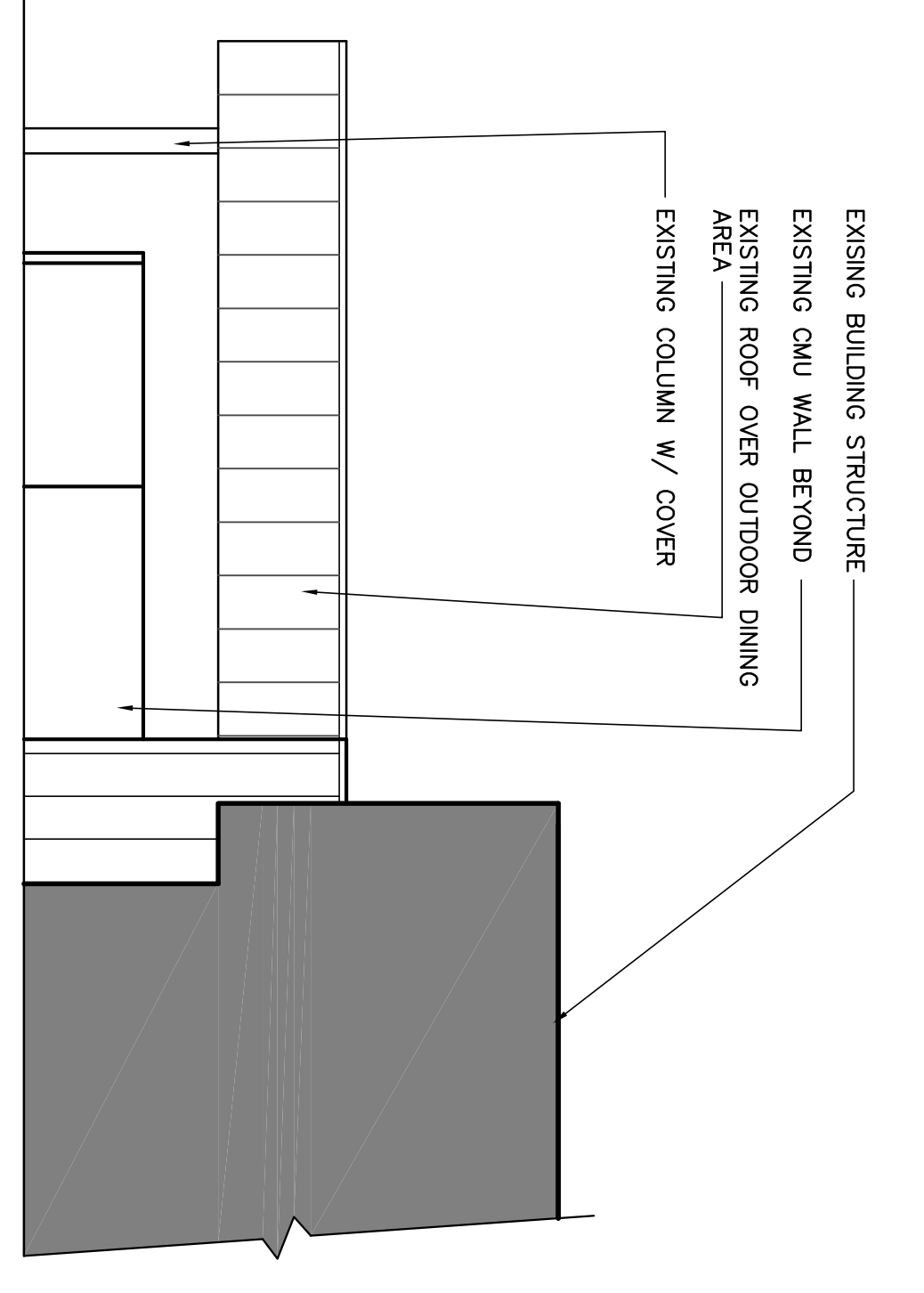




1. SOUTH

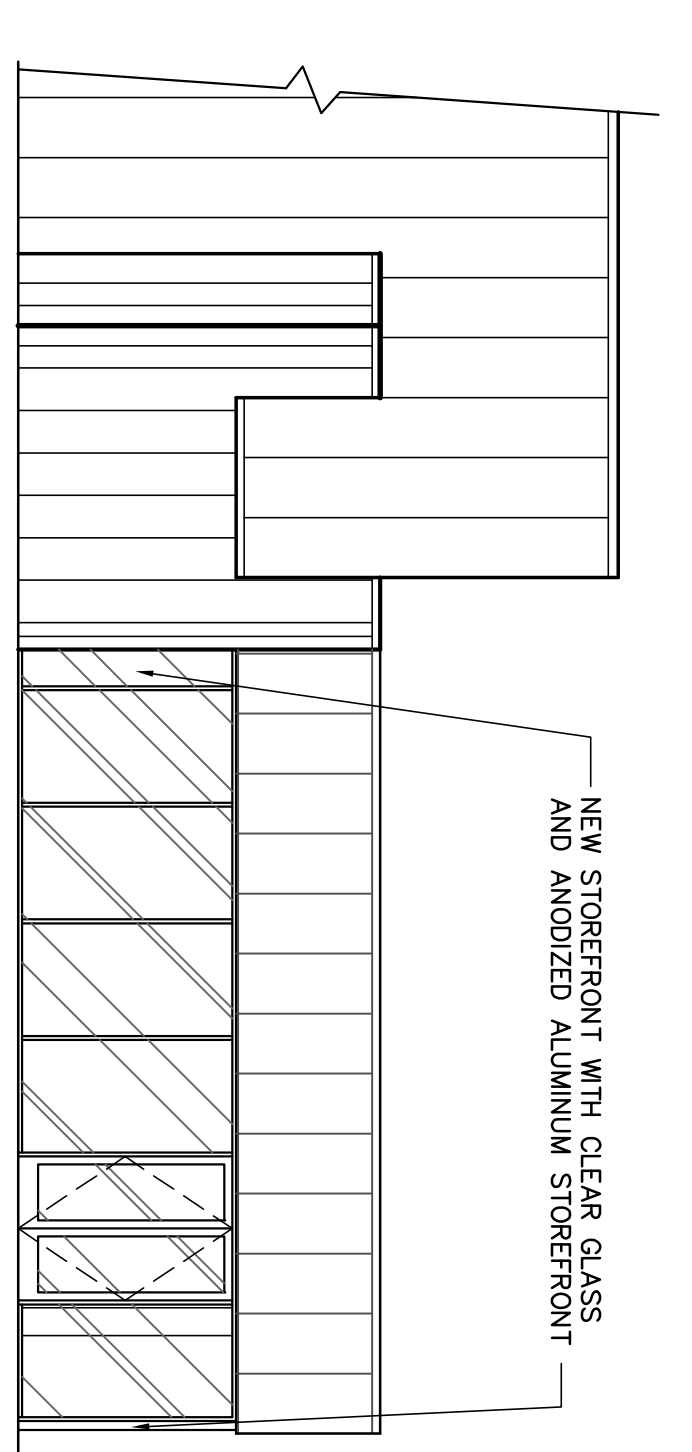


2. EAST

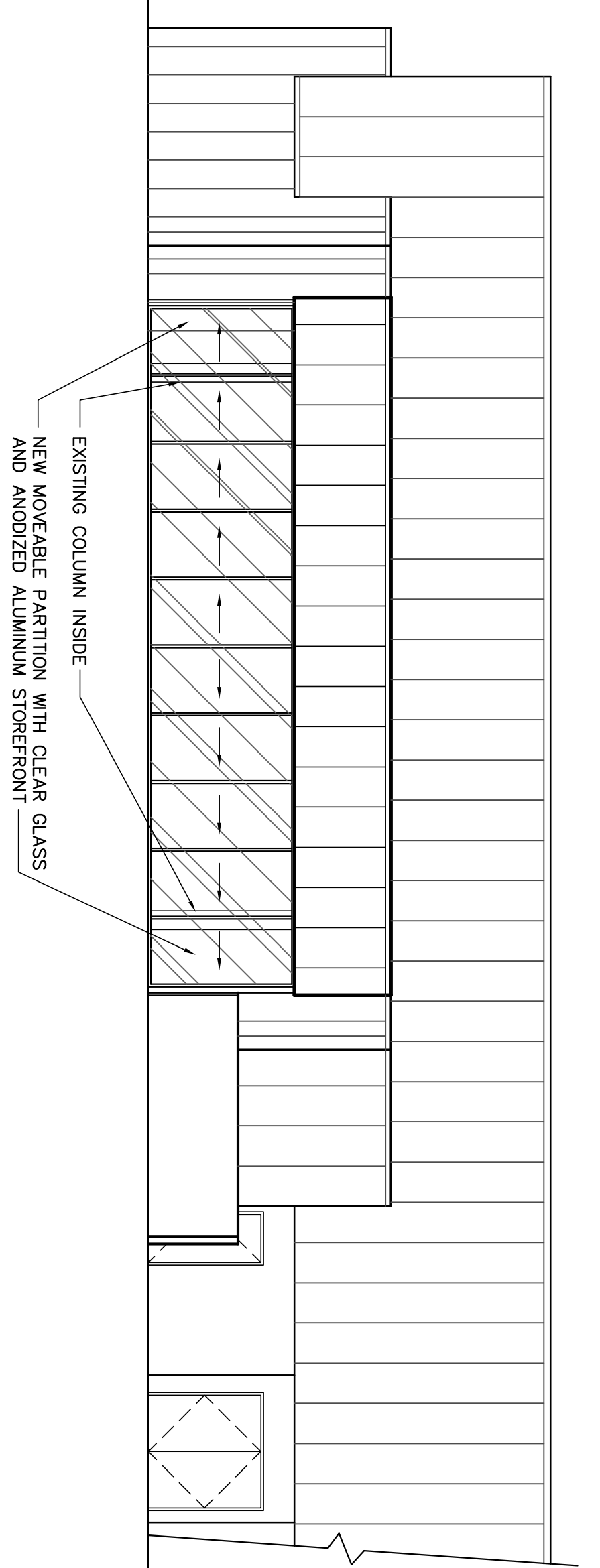


3. NORTH

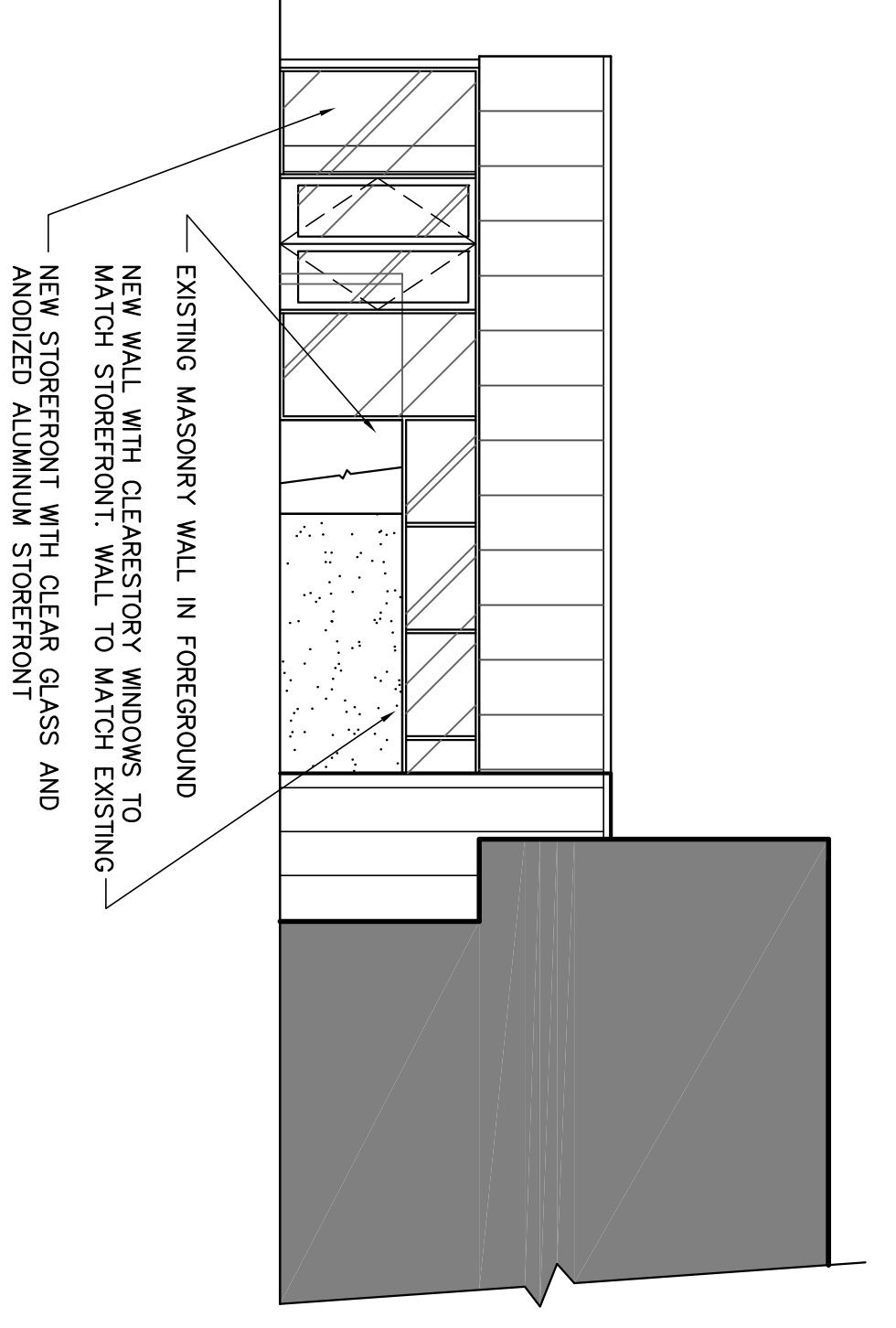
EXISTING OUTDOOR DINING AREA ELEVATIONS / A
SCALE: 1/8" = 1'-0"



1. SOUTH



2. EAST



3. NORTH

EXISTING OUTDOOR DINING AREA WITH PROPOSED ENCLOSURE / A
SCALE: 1/8" = 1'-0"

EXISTING AND PROPOSED ELEVATIONS

Project No. 09-096.02

Drawn By: IMV

Date: 3/1/10

Scale: AS SHOWN

Sheet: A2.0

Remarks: PLANNING SECT. 2/17/10

All drawings and written material prepared hereunder are the property of the undersigned and shall remain confidential and not be disclosed without the written consent of the undersigned.

New Enclosure For Existing Outdoor Dining Area

CITRIX online

HOLLISTER BUSINESS PARK — BUILDING #3
7414 HOLLISTER AVENUE GOLETA, CALIFORNIA 93117

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