



## DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services  
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[www.cityofgoleta.org](http://www.cityofgoleta.org)

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### AGENDA ITEM L-3

DATE: May 25, 2010  
TO: Goleta Design Review Board  
FROM: Shine Ling, Assistant Planner  
SUBJECT: 10-066-DRB; Citrix Building 3 Exterior Improvements; 7414 Hollister Avenue; APN 079-210-065

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

#### **PROJECT DESCRIPTION:**

This is a request for *Conceptual/Preliminary* 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 modify an existing storefront window system on the main (eastern) elevation. 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: 10-066-LUP.

#### **BACKGROUND:**

The project was submitted on May 11, 2010. This is the first time the project has been before the DRB. There are no known violations on the property.

**ANALYSIS:**

**Zoning/Development Plan Consistency (as amended):**

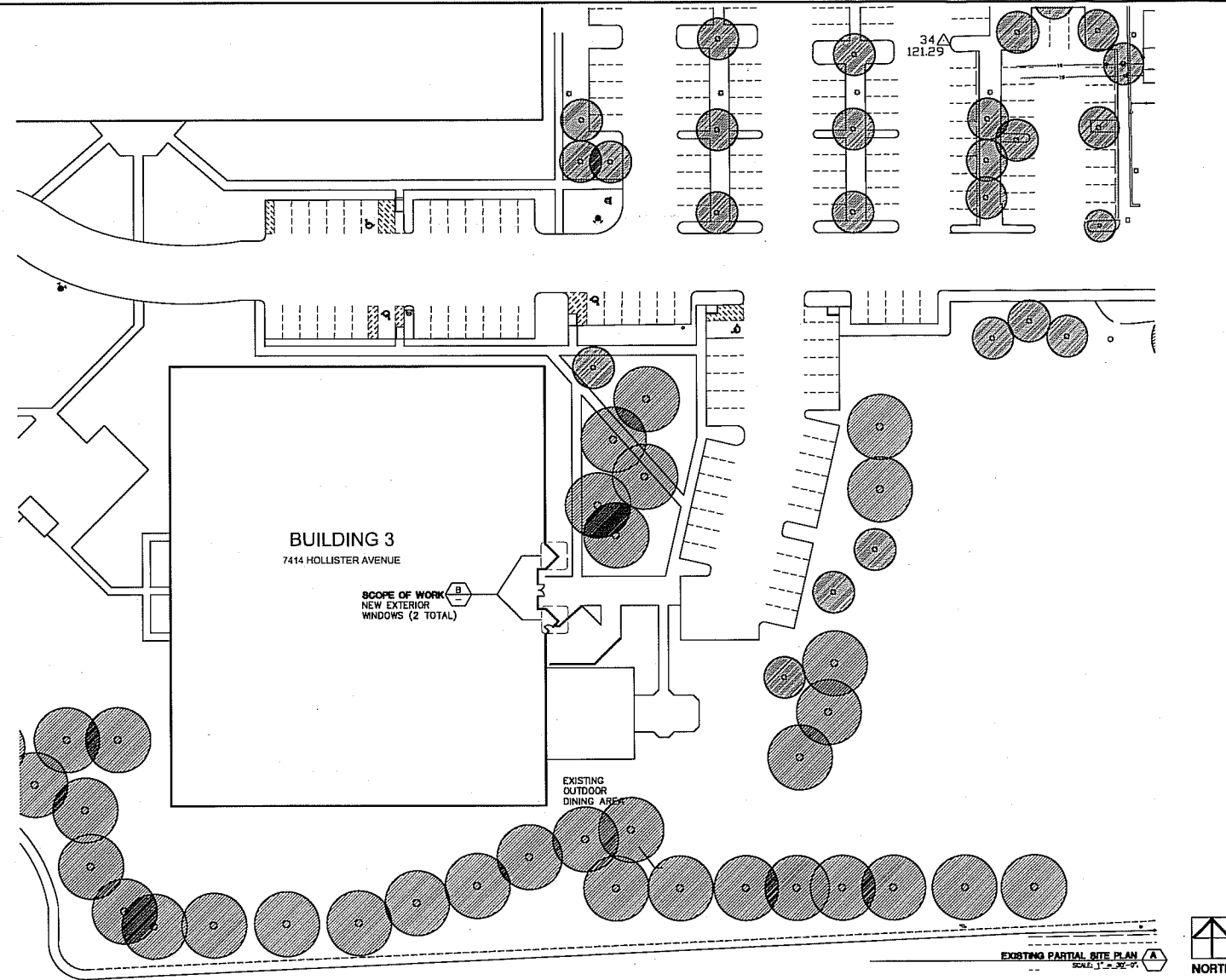
	Required	Proposed	Consistent Y/N
Building Coverage	27% maximum	27% (no change)	Yes
Parking spaces	851 spaces (per 82-DP-11, 83-DP-03, 83-DP-46)	851 spaces (no change)	Yes
Landscaping	41% (including eucalyptus barranca)	41% (no change)	Yes

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.

**ATTACHMENTS:**

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

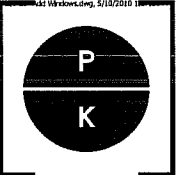
KEY MAP/ SITE PLAN



New Exterior Windows  
**CITRIX®** | online

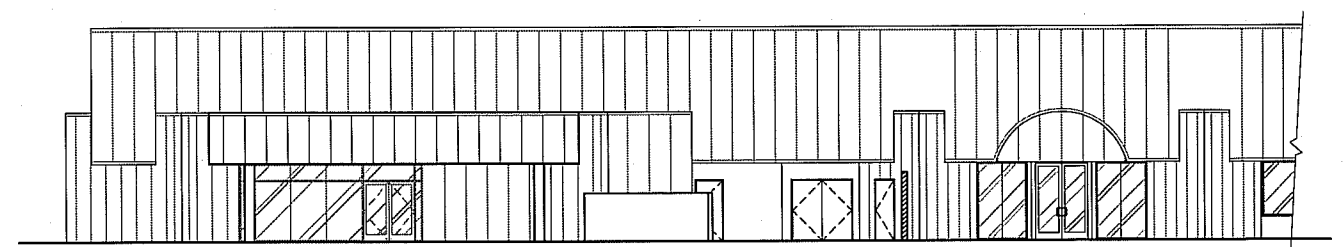
**Hollister Business Park Building # 3**  
 7414 HOLLISTER AVENUE GOLETA, CALIFORNIA 93117

<b>JOB ADDRESS</b> 7414 HOLLISTER AVENUE GOLETA, CALIFORNIA 93117	<b>SHEET INDEX</b> ARCHITECTURAL A1.0 COVER SHEET, PLANS, ELEVATIONS AND DETAILS
<b>PROJECT INFORMATION</b>	
<b>PROJECT DESCRIPTION</b> PROVIDE NEW EXTERIOR WINDOWS AT SHOWN LOCATIONS	
<b>TENANT</b>	
CITRIX ONLINE 7414 HOLLISTER AVENUE SANTA BARBARA, CA 93117 CONTACT: STEVE NICHOLSON (805)690-7999	<b>VICINITY MAP</b>  2 NEW PROPOSED EXTERIOR WNDWS 7414 HOLLISTER AVENUE, GOLETA, CA
<b>GENERAL CONTRACTOR</b>	
RCI BUILDERS 2985 HILLCREST DR., SUITE 220 THOUSAND OAKS, CA 91362 CONTACT: STEVE RICE (818)865-0200	
<b>PROJECT DIRECTORY</b>	
ARCHITECT: POLIQUIN KELLOGG DESIGN GROUP 6400 CANOGA AVE., SUITE 215 WOODLAND HILLS, CA 91367 CONTACT: MARK KELLOGG mkellogg@pkdkg.com Mark Vitaris hvitaris@pkdkg.com (818)313-6813 FAX:(818)313-6817	

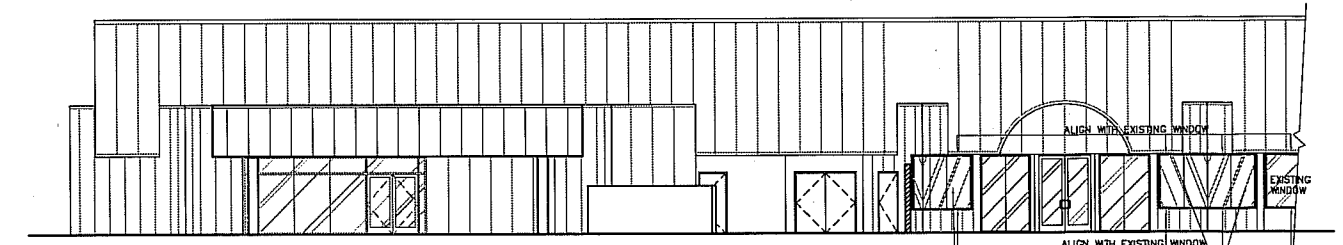


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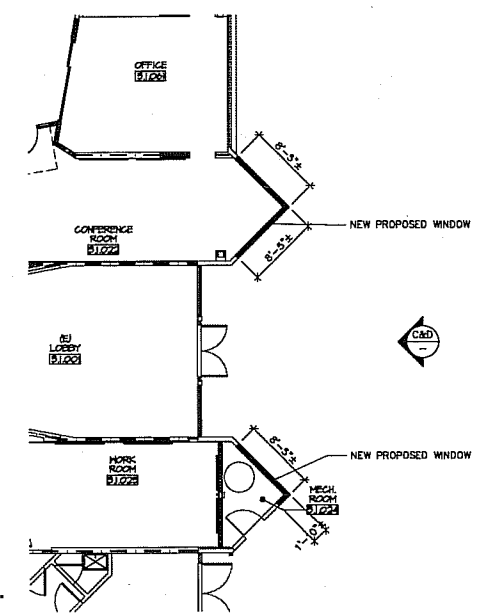
New Exterior Windows  
**CITRIX®** | online  
 HOLLISTER BUSINESS PARK - BUILDING #3  
 GOLETA, CALIFORNIA 93117  
 7414 HOLLISTER AVENUE



EXISTING PARTIAL ELEVATION  
 SCALE: 1/8" = 1'-0"



EXISTING PARTIAL ELEVATION SHOWING PROPOSED NEW WINDOWS  
 SCALE: 1/8" = 1'-0"



EXISTING PARTIAL PLAN SHOWING NEW WINDOWS  
 SCALE: 1/8" = 1'-0"

RECEIVED  
 MAY 11 2010  
 City of Goleta  
 Planning & Environmental Svcs.

All drawings and written material appearing herein constitute the original and unaltered work of the architect and the same may not be duplicated used or detected without the written consent of the architect.

Remarks	Date	By
PLANNING SUBMIT.	5/10/10	

Sheet Title  
**TITLE SHEET PLANS AND DETAILS**  
 Project No. 09-096.03  
 Drawn By: IMV  
 Date: 5/10/10  
 Scale: AS SHOWN  
 Sheet

**A1.0**