



MEMORANDUM

DATE: June 28, 2010

TO: Design Review Board

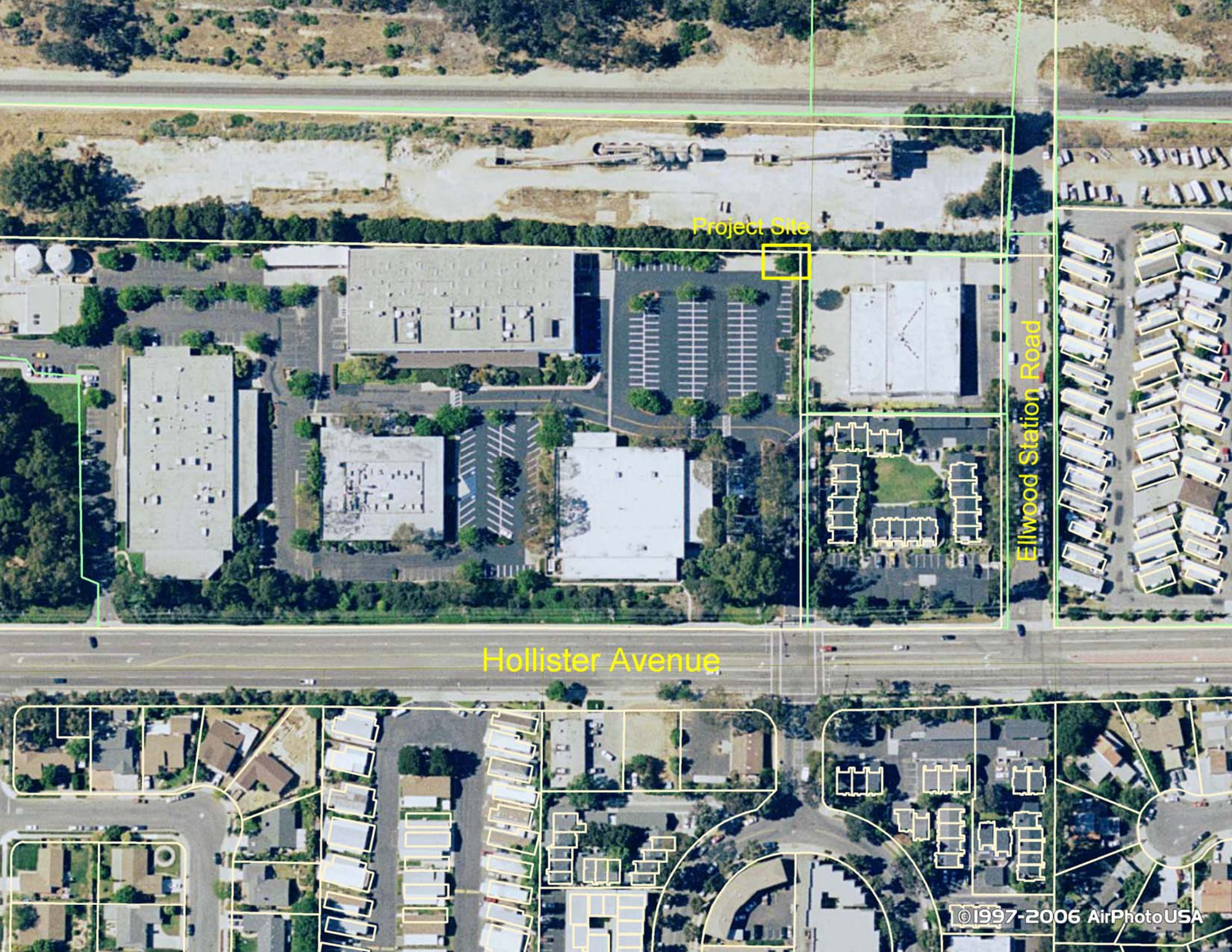
FROM: Shine Ling, Assistant Planner

SUBJECT: DRB Meeting of 7/13/10
Item # K-1, 09-154-DRB; T-Mobile Monopine; 7402 Hollister Avenue

Item # K-1 on your agenda for July 13, 2010 is an existing case that was last heard by the DRB on January 26, 2010, at which meeting the DRB completed Conceptual review of the project. The case and its DRB comments were forwarded to the Planning Commission for consideration of the Conditional Use Permit application.

On June 28, 2010, the Planning Commission approved the Conditional Use Permit for the project. The case is now returned to the DRB for Preliminary review. At this meeting, the DRB should review the project for consistency with the design standards of the Telecommunications Facilities Regulations of the Inland Zoning Ordinance (Sect. 35-292h, Goleta Municipal Code). A list of these standards is listed below.

- Facility shall be unlit except for the following:
 - Manually operated or motion-detector controlled light that includes a timer
 - Shielded or directed to greatest extent possible
- Visible surfaces of support facilities (e.g. vaults, equipment rooms, utilities, equipment enclosures) shall be finished in non-reflective materials
- All new buildings, poles, towers, antenna supports, antennas, and other components of each telecommunication site shall be initially painted and thereafter repainted as necessary with a non-reflective paint
- Screening enclosure shall be made of non-reflective material and painted or camouflaged to blend with surrounding materials and colors. Buffer landscaping may also be required if the decision-maker determines that additional screening is necessary due to the location of the site and that irrigation water is available.



Project Site

Ellwood Station Road

Hollister Avenue

Project Site



Ellwood Station Road

Hollister Avenue



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4100 GUARDIAN STREET, SUITE 101
SIMI VALLEY, CA 93063

PLANS PREPARED BY:

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ARCHITECTS - INC.

26170 ENTERPRISE #600
LAKE FOREST, CA. 92630
PHONE: (949) 716-9940
FAX: (949) 297-4788

CONSULTING GROUP:

SureSite
Network Infrastructure Services

SURESITE CONSULTING GROUP, LLC
6303 OWENSMOUTH, 10TH FLOOR
WOODLAND HILLS, CA 91367
PHONE: (949) 637-5775
FAX: (949) 593-0401

SITE NUMBER: SV11878D **CITY: GOLETA**
SITE NAME: HOLLISTER BUSINESS PARK RL **COUNTY: SANTA BARBARA**
SITE TYPE: RAWLAND **JURISDICTION: CITY OF GOLETA**

PROJECT SUMMARY:

SITE ADDRESS:
7402 HOLLISTER AVENUE
GOLETA, CA 93117

PROPERTY OWNER:
HOLLISTER BUSINESS PARK, LTD, A CALIFORNIA LIMITED PARTNERSHIP
812 ANACAPA STREET, SUITE 2
SANTA BARBARA, CA 93101
PHONE: 805-563-2111 CONTACT: STEVE HAYES

EXISTING BUILDING SUMMARY:

OCCUPANCY CLASSIFICATION: N/A
TYPE OF CONSTRUCTION: N/A
ZONING: M-RP (INDUSTRIAL-RESEARCH PARK)
ASSESSORS PARCEL NUMBER: 079-210-064

APPLICANT:
T-MOBILE USA
4100 GUARDIAN STREET
SUITE 101
SIMI VALLEY, CA 93063
ZONING MANAGER: ADRIANNE PATNAUD
CONSTRUCTION MANAGER: JEFF JACOBS
CONSTRUCTION INSPECTOR: CHRIS HATCH
REAL-ESTATE DEVELOPMENT MANAGER: ALBERT CROCKENBERG

PROJECT DESCRIPTION:
THE PROJECT ENTAILS:
THE INSTALLATION OF T-MOBILE (5) EQUIPMENT CABINETS, (1) BATTERY CABINET MOUNTED WITHIN A NEW CMU WALL ENCLOSURE, (1) GPS ANTENNA, (12) PANEL ANTENNAS TO BE MOUNTED ON NEW 50' HIGH MONOPINE WITH ASSOCIATED COAX CABLES.

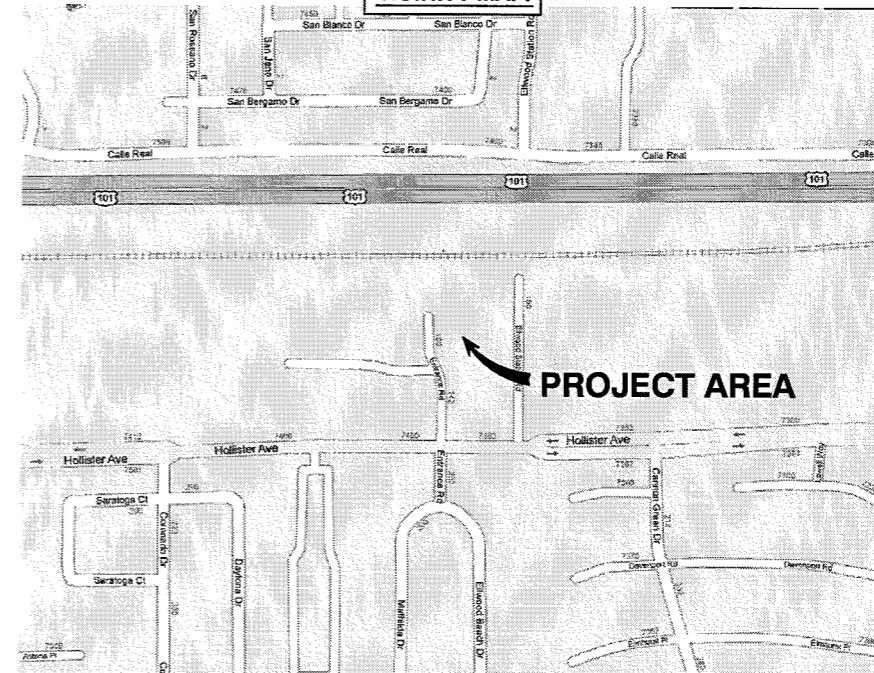
PROPOSED PROJECT SUMMARY:
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
BUILDING TYPE: N/A

SHEET INDEX:

SHEET NUMBER:	DESCRIPTION:
T-1 (Z)	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1 (Z)	SITE PLAN
A-2 (Z)	ENLARGED SITE PLAN
A-3 (Z)	ARCHITECTURAL ELEVATIONS
A-4 (Z)	ARCHITECTURAL ELEVATIONS

(Z) DENOTES SHEETS REQUIRED FOR ZONING SUBMITTAL.

VICINITY MAP:



PROJECT AREA

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
SURESITE CONSULTING GROUP, LLC
6303 OWENSMOUTH, 10TH FLOOR
WOODLAND HILLS, CA 91367
PHONE: (949) 637-5775
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ARCHITECTURAL & ENGINEERING:
ACO ARCHITECTS INC.
26170 ENTERPRISE #600
LAKE FOREST, CA 92630
CONTACT: GABRIEL SAPIEN
PHONE: (949) 716-9940
FAX: (949) 297-4788

SURVEY:
ACO ARCHITECTS INC.
26170 ENTERPRISE #600
LAKE FOREST, CA 92630
CONTACT: LORYNE SCHAMBER
PHONE: (949) 716-9940
FAX: (949) 297-4788

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME SIGNATURE DATE

LANDLORD _____

REAL-ESTATE MGR _____

CONST. INSP. _____

RF ENGINEER _____

ZONING MGR _____

SAC/ZONING REP _____

UTILITIES _____

RF CONFIGURATION INFORMATION

NOTE: AZIMUTHS SHOWN ARE FOR REFERENCE ONLY.

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	30°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
B	120°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
C	210°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
D	300°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
GPS	-	45'-0"	1	-	1	1/2"	70'-0"

DIRECTIONS FROM T-MOBILE SIMI VALLEY OFFICE:
START OUT GOING SOUTHWEST ON GUARDIAN ST. TOWARD TAPO CANYON RD. TURN RIGHT ONTO TAPO CANYON RD. MERGE ONTO CA-118 W. TOWARD VENTURA. MERGE ONTO CA-23 S VIA THE EXIT ON THE LEFT. MERGE ONTO US-101 N TOWARD VENTURA. TAKE THE GLEN ANNIE RD. EXIT, EXIT 10B, TOWARD STORKE RD. TURN LEFT ONTO N. GLEN ANNIE RD. STAY STRAIGHT TO GO ONTO STORKE RD. TURN RIGHT ONTO HOLLISTER AVE. END AT 7406 HOLLISTER AVE. ON RIGHT.

THOMAS GUIDE REGION: XXXXX
PAGE: XXXXX GRID # XXXXX

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2007 CALIFORNIA BUILDING CODE
2006 UNIFORM MECHANICAL CODE
ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
2006 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

POWER: SCE
CONTACT: CUSTOMER SERVICE
PHONE: (800) 990-7788

TELCO: VERIZON
CONTACT: CUSTOMER SERVICE
PHONE: (800) 265-2316

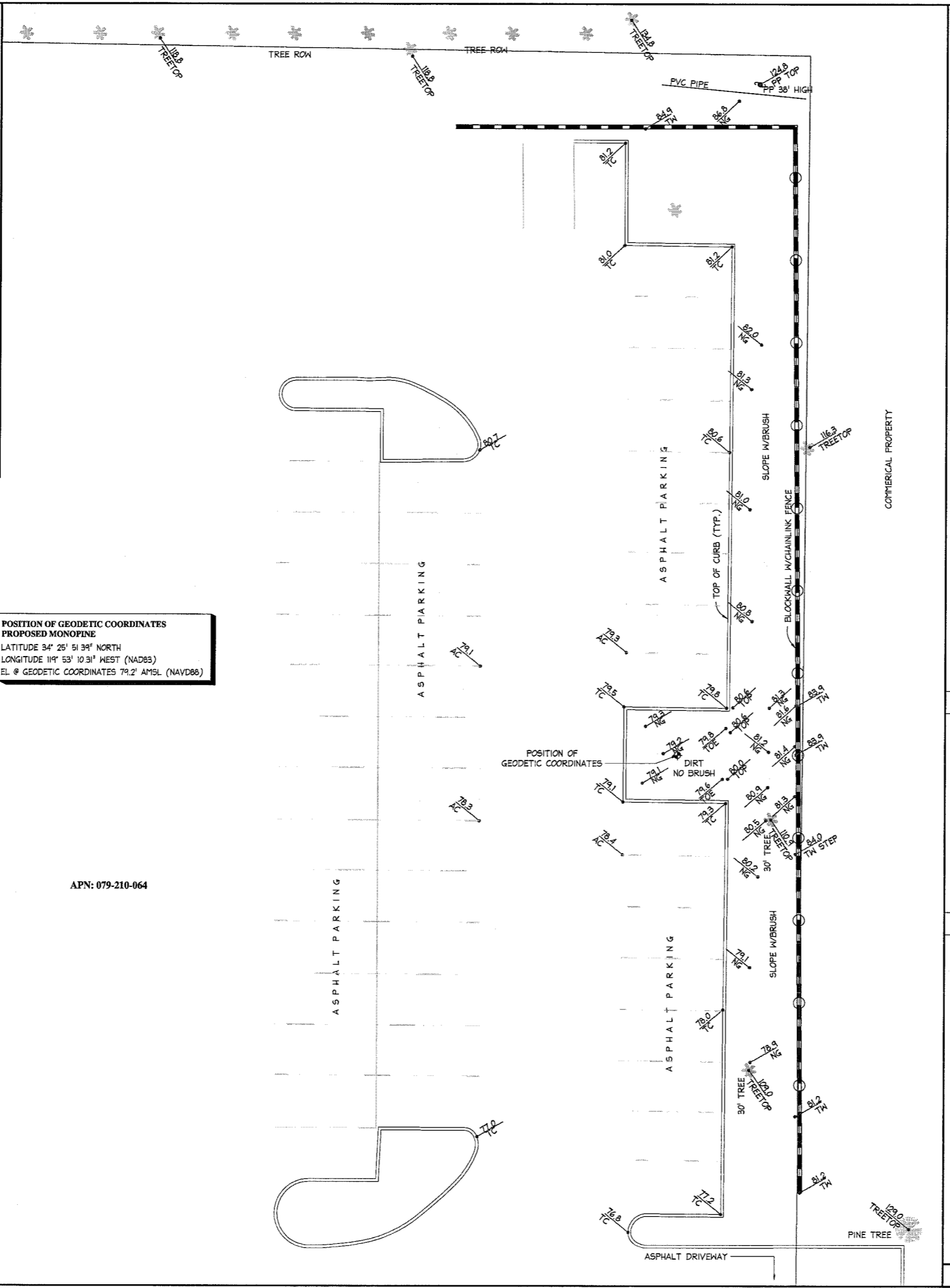
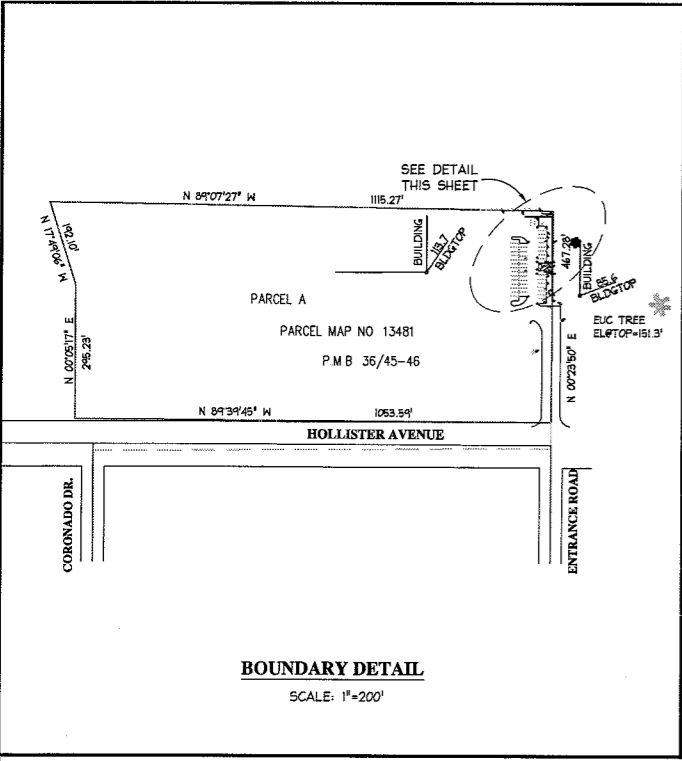
NO.	DATE:	DESCRIPTION:	BY:
1	08/24/09	90% ZD's FOR REVIEW	RS
2	09/08/09	100% ZD's FOR REVIEW	JY
3	09/21/09	100% ZD's FINAL	JY
4	09/24/09	CLIENT REVISIONS	JY
5	10/29/09	CLIENT REVISIONS	JY
6	11/24/09	CLIENT REVISIONS	JY
7	01/05/10	CLIENT REVISIONS	RS
8	05/14/10	CLIENT REVISIONS	JY
9	05/20/10	CLIENT REVISIONS	JY

SITE INFORMATION:
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7402 HOLLISTER AVENUE
GOLETA, CA 93117

SEAL: _____

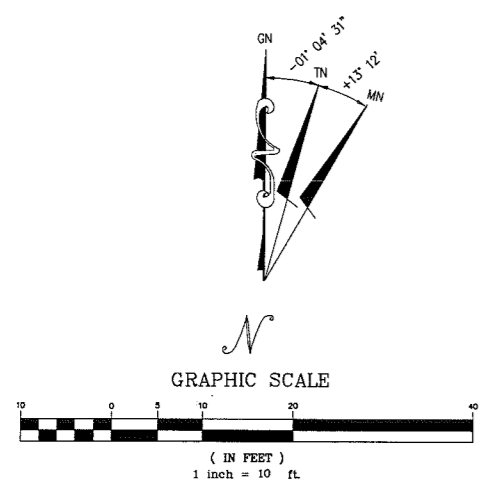
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



SURVEY LEGEND

P.O.B	POINT OF BEGINNING		WATER CONTROL VALVE
P.O.T	POINT OF TERMINUS		FIRE HYDRANT
R/W	RIGHT OF WAY		FIRE VALVE
AC	ASPHALT		GUY WIRE
BW	BACK OF WALK		POWER POLE
CBW	CINDER BLOCK WALL		LIGHT POLE
CONC	CONCRETE		GAS VALVE
DW	ACCESS DRIVEWAY		GAS METER
GS	GROUND SHOT		PROPERTY LINE
TC	TOP OF CURB		CHAIN LINK FENCE
	POSITION OF GEODETIC COORDINATES		WOOD OR IRON FENCE
	SPOT ELEVATION		WIRE OR BARBED FENCE
	DISH ANTENNA		WIRE FENCE
	MICROWAVE ANTENNA		MONOPOLE



LESSOR'S LEGAL DESCRIPTION
NOT PROVIDED

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PHONE: (949) 716-9940
FAX: (949) 297-4788

NO.	DATE	DESCRIPTION	BY
0	08/21/09	PRELIM. SURVEY	LAS

LEGAL DESCRIPTION

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 5, NAD83 (CORS96)(2002.0000 EPOCH) BASED UPON GPS OBSERVATIONS CONSTRAINED TO CORS STATIONS DE6580 AND DE6612, AS DETERMINED BY OPUS-RS. ALL BEARINGS SHOWN HEREON ARE GRID

BENCHMARK
ELEVATIONS SHOWN HEREON ARE GPS DERIVED ORTHOMETRIC HEIGHTS BASED UPON GEOID 03 AND CONSTRAINED TO CORS CONTROL STATIONS LISTED ABOVE.
TM ELEVATION = 485.82' (NAVD88)
TOP OF CURB AT SW CORNER OF CATCHBASIN

BENCHMARK INFORMATION

FIELD SURVEY DATE
08/17/09

SURVEYOR'S NOTES
TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY AND ALL EASEMENTS WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED AT THIS TIME. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORDED INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. MODIFICATION TO THIS SURVEY WITHOUT CONSENT BY SURVEY COMPANY RELIEVES SURVEY COMPANY OF ANY AND ALL LIABILITIES ASSOCIATED WITH THIS SITE.

UTILITY NOTES
SURVEYING COMPANY DOES NOT GUARANTEE THAT ALL UTILITIES AND THEIR EXACT LOCATIONS ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY AND ALL INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT OF ANY AND ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR NOT THE SURVEYING COMPANY.

SURVEY NOTES

SITE INFORMATION:

HOLLISTER BUSINESS PARK RL SV11878D
7402 HOLLISTER AVENUE
SANTA BARBARA, CA 93117

STAMP:

SHEET TITLE:

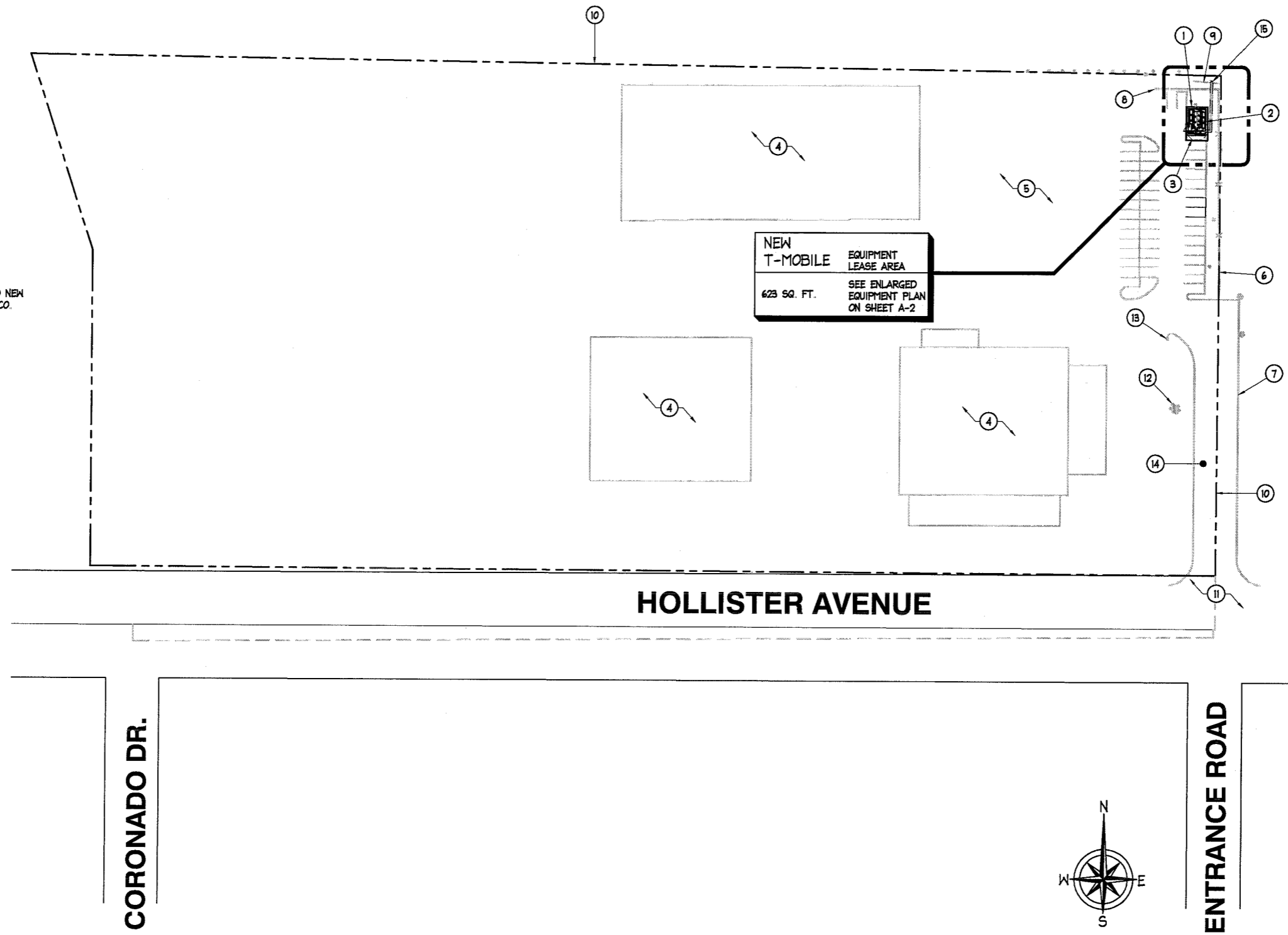
TOPOGRAPHIC SURVEY

SHEET NUMBER:

C-1

NOTES:

- ① NEW T-MOBILE EQUIPMENT AND MONOPINE 20'-0" X 31'-2" (623 SQ. FT.) TOTAL LEASE AREA LOCATED AT GROUND LEVEL. REFER TO SHEET A-2 FOR ENLARGED SITE PLAN.
- ② NEW T-MOBILE 16'-2" X 23'-9" X 7'-0" HIGH CMU BLOCK WALL ENCLOSURE. PAINT AND TEXTURE TO MATCH EXISTING BUILDING.
- ③ NEW T-MOBILE 50'-0" HIGH MONOPINE AND LOCATION OF NEW T-MOBILE (8) PANEL ANTENNAS. (MONOPINE BRANCHES NOT SHOWN FOR CLARITY.)
- ④ EXISTING BUILDINGS.
- ⑤ EXISTING PARKING LOT.
- ⑥ EXISTING CMU WALL WITH CHAIN LINK FENCE ON TOP.
- ⑦ EXISTING CURB.
- ⑧ EXISTING 4' HIGH CMU WALL.
- ⑨ EXISTING PVC PIPE.
- ⑩ EXISTING PROPERTY LINE.
- ⑪ EXISTING DRIVEWAY.
- ⑫ EXISTING TREE. TYPICAL.
- ⑬ EXISTING FIRE HYDRANT.
- ⑭ NEW T-MOBILE 12'-0" WIDE NON-EXCLUSIVE ACCESS ROUTE.
- ⑮ EXISTING UTILITY POLE #2244957E AND NEW T-MOBILE P.O.C. FOR POWER AND TELCO.



NEW T-MOBILE EQUIPMENT LEASE AREA
 623 SQ. FT. SEE ENLARGED EQUIPMENT PLAN ON SHEET A-2

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4	09/24/09	CLIENT REVISIONS	JY
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6	11/24/09	CLIENT REVISIONS	JY
7	01/05/10	CLIENT REVISIONS	RS
8	05/14/10	CLIENT REVISIONS	JY
9	05/20/10	CLIENT REVISIONS	JY

SITE INFORMATION:
HOLLISTER BUSINESS PARK RL
 SV11878D
 7402 HOLLISTER AVENUE
 GOLETA, CA 93117

SEAL:

SHEET TITLE:
SITE PLAN

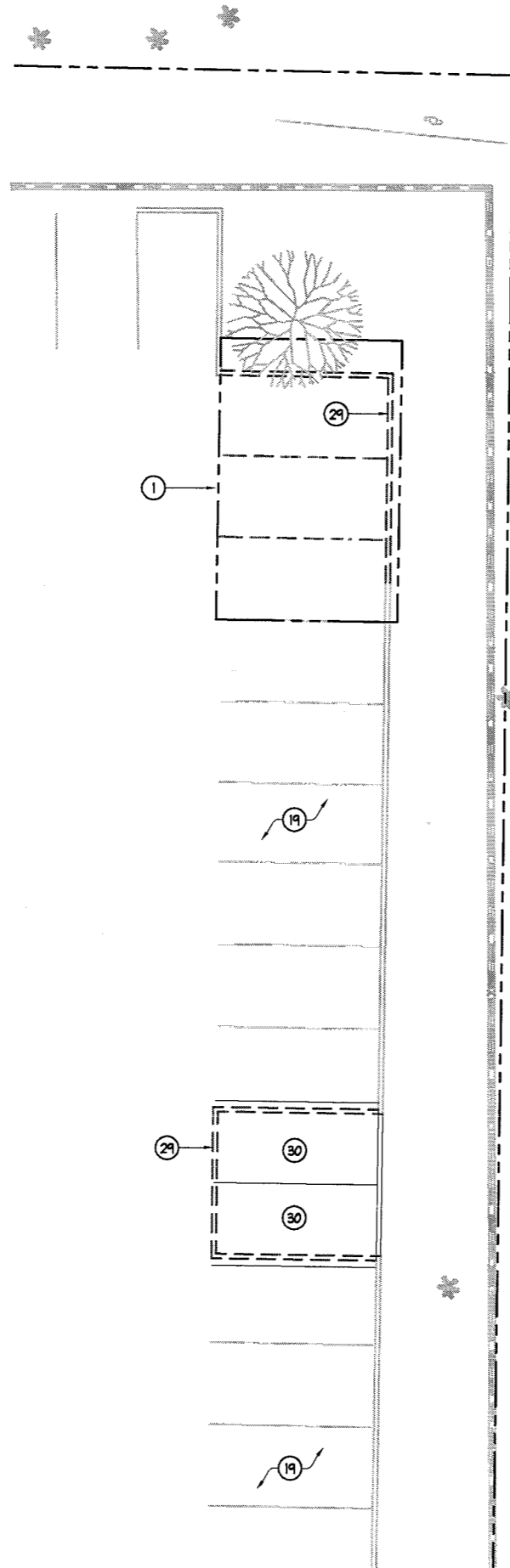
SHEET NUMBER:
A-1

SITE PLAN

SCALE:
 1" = 50'-0"
 1

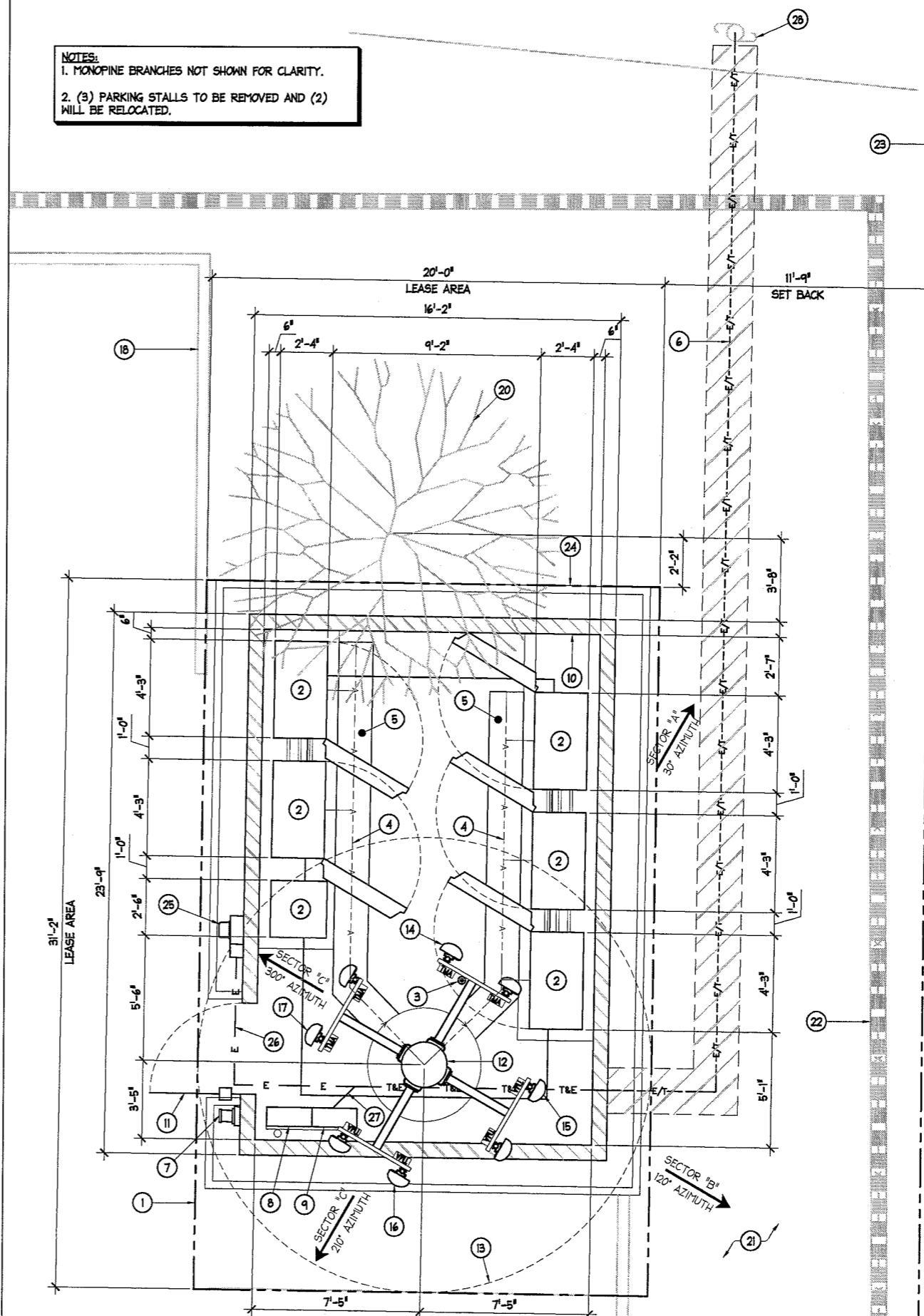
NOTES:

- 1 NEW T-MOBILE EQUIPMENT AND MONOPINE 20'-0" X 31'-2" (623 SQ. FT.) TOTAL LEASE AREA LOCATED AT GROUND LEVEL.
- 2 NEW T-MOBILE (5) ERICSSON RBS 2106 OUTDOOR EQUIPMENT CABINETS AND (1) EBU BATTERY CABINET MOUNTED ON NEW RAISED CONCRETE PAD AT GROUND LEVEL.
- 3 NEW T-MOBILE GPS ANTENNA MOUNTED ON ANTENNA BRACKET.
- 4 NEW T-MOBILE COAX CABLE RUN FROM EQUIPMENT CABINETS TO PANEL ANTENNAS (APPROXIMATELY 70' LENGTH).
- 5 NEW T-MOBILE SURFACE MOUNTED COAX CABLE TRAY.
- 6 NEW T-MOBILE UNDERGROUND CONDUITS FOR POWER AND TELCO RUN FROM NEW UTILITY CABINETS TO EXISTING UTILITY POLE. (APPROX. 65' LENGTH.)
- 7 NEW T-MOBILE WALL MOUNTED EMERGENCY GENERATOR RECEPTACLE.
- 8 NEW T-MOBILE WALL MOUNTED PPC CABINET.
- 9 NEW T-MOBILE WALL MOUNTED TELCO CABINET.
- 10 NEW T-MOBILE 16'-2" X 23'-9" X 7'-0" HIGH CMU BLOCK WALL ENCLOSURE PAINT AND TEXTURE TO MATCH EXISTING BUILDING.
- 11 NEW T-MOBILE 4'-0" WIDE WROUGHT IRON ACCESS GATE. PAINT TO MATCH EXISTING BUILDING.
- 12 NEW T-MOBILE 50'-0" HIGH MONOPINE AND LOCATION OF NEW T-MOBILE (8) PANEL ANTENNAS. (MONOPINE BRANCHES NOT SHOWN FOR CLARITY.)
- 13 NEW T-MOBILE 10' RADIUS MONOPINE BRANCHES COVER AREA (SHOWN DASHED).
- 14 NEW T-MOBILE (2) PANEL ANTENNAS WITH (2) TMA'S PER SECTOR 'A' AT 30° AZIMUTH. PAINT TO MATCH NEW MONOPINE.
- 15 NEW T-MOBILE (2) PANEL ANTENNAS WITH (2) TMA'S PER SECTOR 'B' AT 120° AZIMUTH. PAINT TO MATCH NEW MONOPINE.
- 16 NEW T-MOBILE (2) PANEL ANTENNAS WITH (2) TMA'S PER SECTOR 'C' AT 210° AZIMUTH. PAINT TO MATCH NEW MONOPINE.
- 17 NEW T-MOBILE (2) PANEL ANTENNAS WITH (2) TMA'S PER SECTOR 'D' AT 300° AZIMUTH. PAINT TO MATCH NEW MONOPINE.
- 18 EXISTING CURB.
- 19 EXISTING PARKING STALLS. TYPICAL.
- 20 EXISTING TREE TO REMAIN.
- 21 EXISTING SLOPED AREA WITH BRUSH.
- 22 EXISTING CMU WALL WITH CHAIN LINK FENCE ON TOP.
- 23 EXISTING PROPERTY LINE.
- 24 NEW T-MOBILE PLANTER CURB.
- 25 NEW T-MOBILE WALL MOUNTED METER AT LEASE AREA.
- 26 NEW T-MOBILE 1-3" CONDUIT FROM EXISTING POLE RISER TO NEW WALL MOUNTED METER AT LEASE AREA.
- 27 NEW T-MOBILE 1-4" CONDUIT FROM EXISTING POLE RISER TO NEW TELCO H-FRAME AT LEASE AREA.
- 28 EXISTING UTILITY POLE #2244957E AND NEW T-MOBILE P.O.C. FOR POWER AND TELCO.
- 29 EXISTING CONCRETE CURB AND PARKING STRIPE TO BE REMOVED. (SHOWN DASHED)
- 30 EXISTING LANDSCAPE AREA TO BE GRADED AND STRIPED FOR (2) PARKING STALLS.



DEMOLITION AND NEW PARTIAL PARKING PLAN

- NOTES:**
1. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.
 2. (3) PARKING STALLS TO BE REMOVED AND (2) WILL BE RELOCATED.



ENLARGED SITE PLAN

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SITE INFORMATION:

**HOLLISTER
BUSINESS PARK RL**

SV11878D

7402 HOLLISTER AVENUE
GOLETA, CA 93117

SEAL:

SHEET TITLE:

ENLARGED SITE PLAN

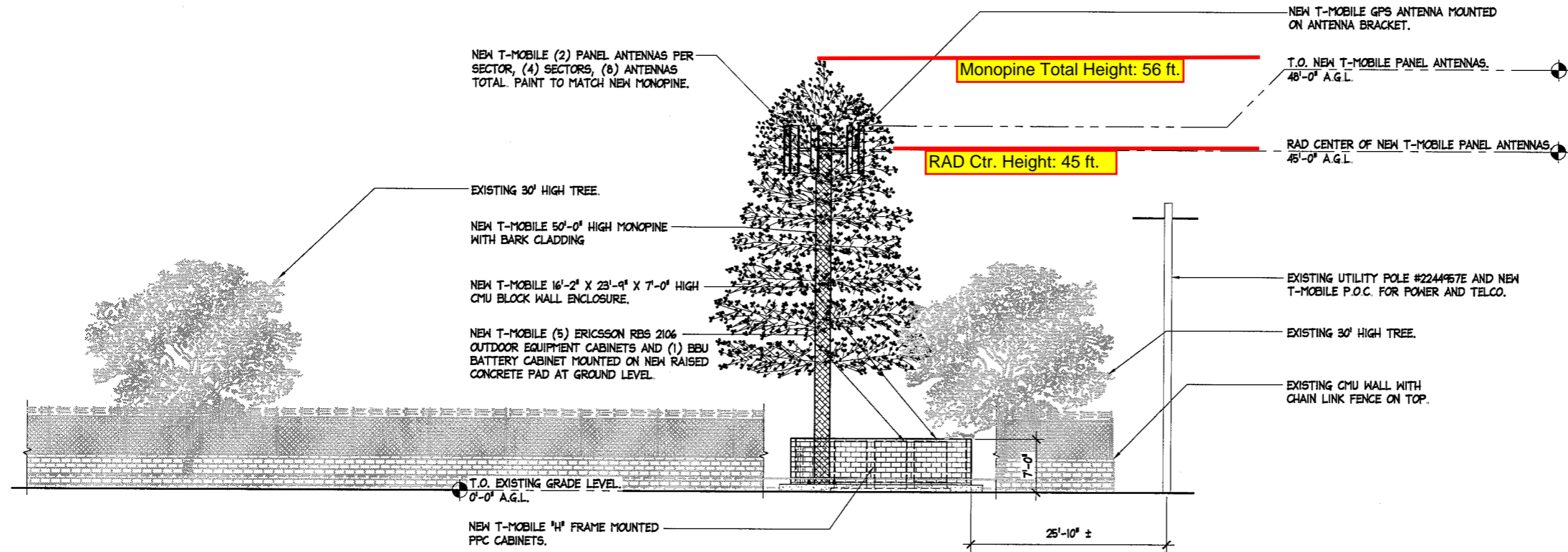
SHEET NUMBER:

A-2

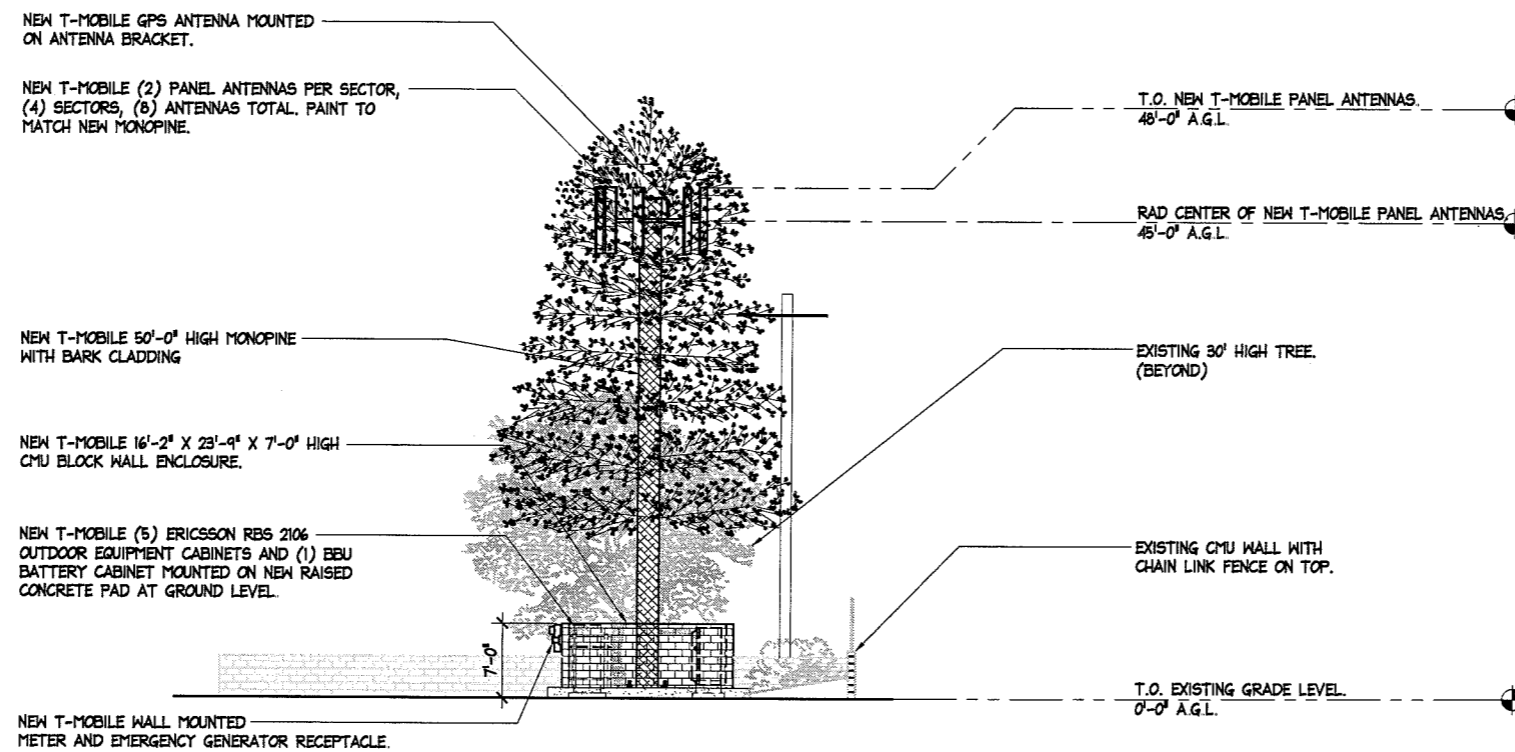


SCALE:
3/8"=1'-0"

1



EAST ELEVATION



SOUTH ELEVATION



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SEAL:

SHEET TITLE:
**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER:
A-3

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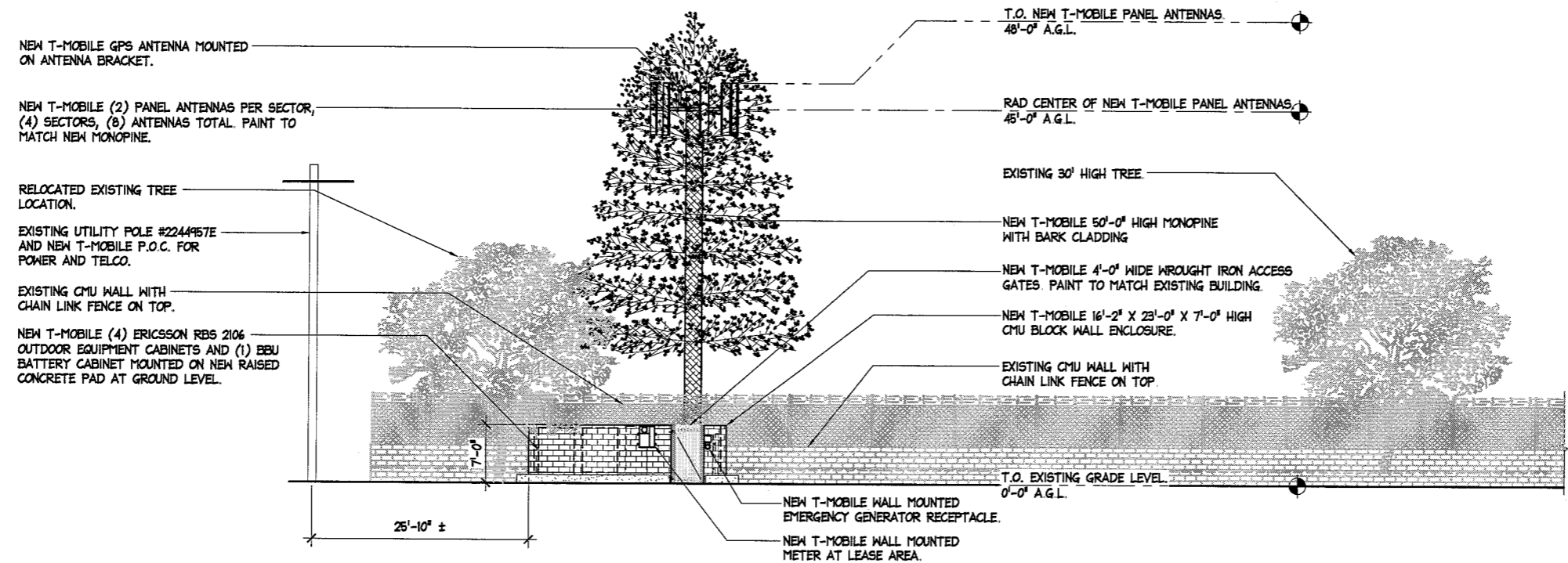
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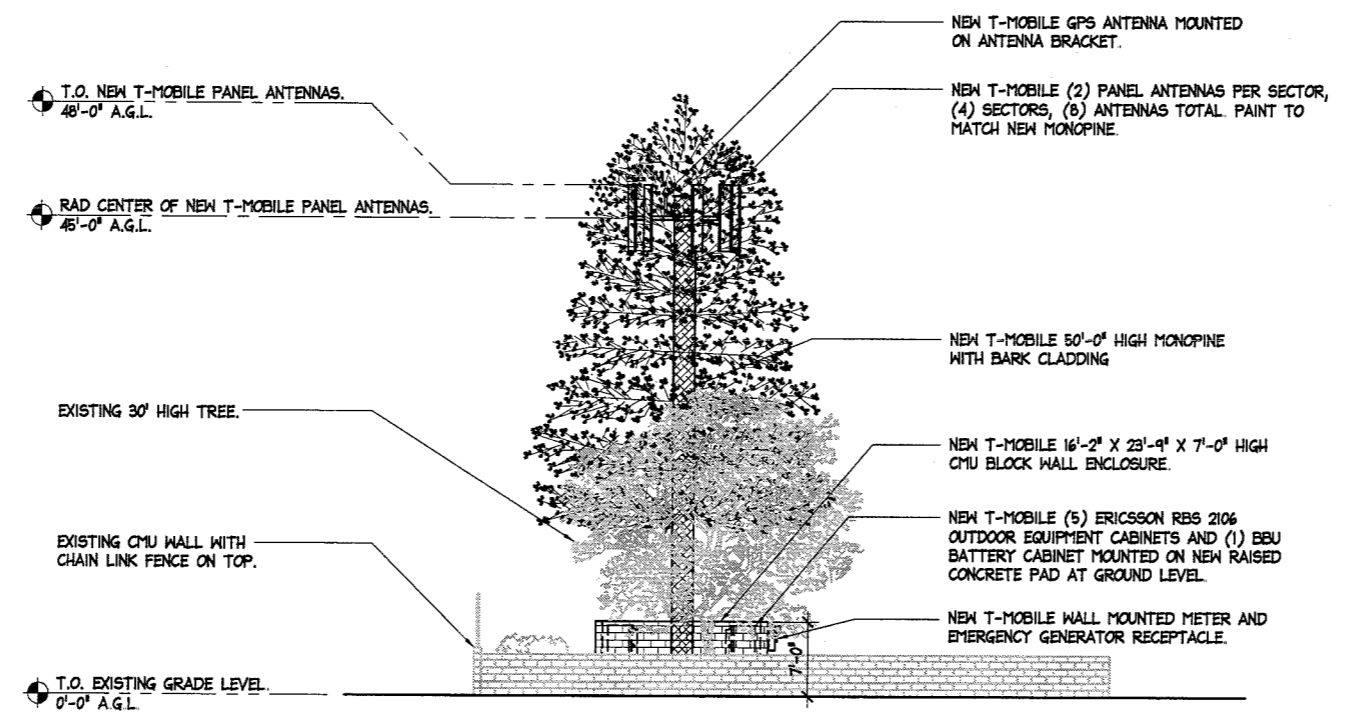
SHEET TITLE:
**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER:
A-4



WEST ELEVATION

SCALE: 1/8"=1'-0" 1



NORTH ELEVATION

SCALE: 1/8"=1'-0" 2