



## DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services  
130 Cremona Drive, Suite B, Goleta, CA 93117  
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[www.cityofgoleta.org](http://www.cityofgoleta.org)

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### AGENDA ITEM M-1

DATE: August 24, 2010  
TO: Goleta Design Review Board  
FROM: Alan Hanson, Senior Planner  
SUBJECT: 09-133-DRB; South Kellogg Concrete Recycling Facility; 903 South Kellogg Avenue; APN 071-190-034

**APPLICANT:** Al Rodriquez  
United Paving  
3463 State Street, Suite 522  
Santa Barbara, CA 93105

#### PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The property includes 10,741 square feet of existing structural development in its northeast corner. Remnants of an auto wrecking/salvage storage area remain on the western portion of the project site. The property is 4.94-acres, of which the northern 3.3-acres are located within the Airport Approach Overlay (Clear Zone) and zoned M-S-GOL while the southern 1.6-acres outside of the area to the south of the Clear Zone are zoned M-1. The entirety of the project site is within the Coastal Zone.

The applicant proposes to remove the remaining wrecked cars from the site and develop a concrete recycling facility in the area that has been used as an auto salvage storage area. Proposed improvements include a 960 square-foot office building, 1,350 square-foot equipment garage, weigh scale adjacent to the office building, an 18,400 square-foot operational area where an electric powered concrete crusher would operate, a 20,000 square-foot raw material stockpile area, and a 20,000 square-foot finished material stockpile area. In addition, the applicant proposes to pave the project entrance off of South Kellogg Avenue with three (3) paved parking spaces adjacent to the office building and six (6) paved employee spaces adjacent to the equipment garage. Additional improvements include a washout pit, drainage system with a catch basin and "rain garden" detention basin that would discharge into the flowline of an existing drainage swale along the northern property line that is tributary to Old San Jose Creek. Landscaping would be installed along South Kellogg Avenue to screen the proposed office building.

The project site is bordered on its west by the Old San Jose Creek stream channel and by a swale tributary bordering the site on its northern property line. The proposed project would maintain a 25-foot Stream Protection Area buffer along both of these ESHAs.

The project would involve the importation of approximately 12,000-cubic yards of fill to raise the site by as much as four feet along the Old San Jose Creek channel to prevent onsite flooding.

This fill area would be retained by a retaining wall of four to six feet in height along its western edge.

As concrete recycling and sale of finished material would only occur during daylight hours, no exterior lighting is proposed beyond that necessary for security and safety on the exterior of the proposed office building and equipment garage. No project signage is proposed as a part of this application.

The project was filed by agent Peter Hunt on behalf of Al Rodriquez, applicant. The property owner is Michael Pollard, South Kellogg Avenue LLC. Related cases: 09-133-DP.

**BACKGROUND:**

The project was submitted on August 18, 2009. This is the first time the project has been before the DRB. There are no known zoning violations on the property.

**ANALYSIS:**

**Zoning Consistency:**

	Required	Proposed	Consistent Y/N
Front Yard Setback	50 feet from Centerline 20 feet from right-of-way	50 feet from Centerline 16 feet from right-of-way	No
Side Yard Setback	10 feet	East elevation: 20 feet ( <i>Garage</i> ) West elevation: 100 feet ( <i>Garage</i> )	Yes
Rear Yard Setback	10 feet	45 feet ( <i>Garage</i> )	Yes
Floor Area Guidelines	None	0.01 FAR	Yes
Building Height	35 feet M-S-GOL 45 feet M-1	15'5" Office building 20'1" equipment garage	Yes
Parking spaces	1 space/1.5 employees or 1 space/500 square feet of GFA (5 spaces required)	9 spaces	Yes
Landscaping	10% net lot area including a 10-foot wide landscape strip along front property line.	25-foot SPA, 15' x 130' landscape screen along front PL, and existing ornamental trees on south/east PL	Yes
Storage (trash)	N/A	None proposed	N/A

The proposed project is consistent with the above requirements of Article II, Chapter 35, of the Municipal Code (Coastal Zoning Ordinance), subject to approval of a proposed modification of the front yard setback for the encroachment of the proposed office building and visitor parking by the Planning Commission.

**ISSUES:**

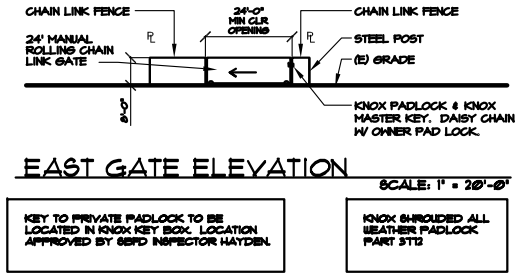
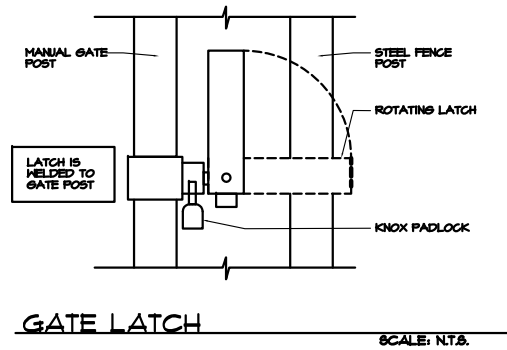
- **Front Yard Setback Modification:** The proposed office building and visitor parking encroaches into the front yard setback along South Kellogg Avenue. Staff is **not** supportive of any modification to this setback requirement since there is ample space to move both the

office building and visitor parking out of the front yard setback without affecting operational capabilities of the site.

- **Landscape Plan:** City staff would appreciate DRB input on the adequacy of the landscape plan and overall landscape elements of the subject property given the existing condition, requirement for native revegetation/restoration of the proposed 25-foot SPA, and existing ornamental trees and riparian habitat onsite.
- **Retaining Wall and Fencing:** A retaining wall for the raised operational area along the outer edge of the proposed 25-foot SPA is included as part of the project. This wall would range from 4 to 6 feet in height. As the wall would lie between the proposed SPA and the 24-foot wide compacted earth access way through the site, it will require a fence along its top. City staff would appreciate DRB input on the appropriate design for the wall as well as fencing on its top.

**ATTACHMENTS:**

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



**SHEET INDEX**

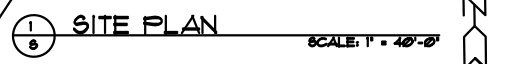
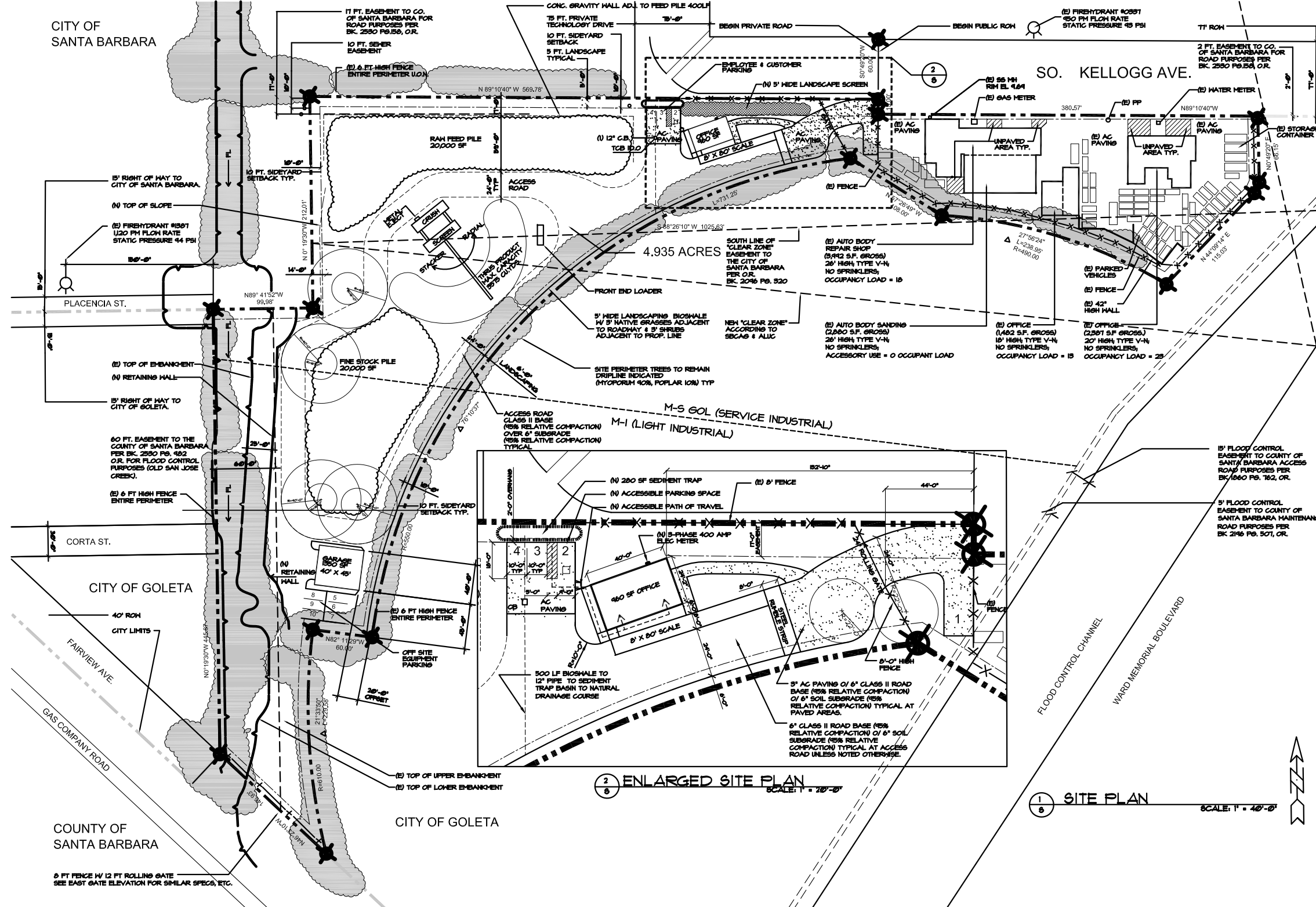
6	SITE PLAN
B	PROPOSED BUILDING PLANS/ELEVATIONS
G	GRADING PLAN
TS	TOPOGRAPHIC SURVEY

**PROJECT DATA**

PROJECT ADDRESS:	483 SOUTH KELLOGG AVE GOLETA, CA 93111
OWNER:	KELLOGG AVENUE LLC 868-843-4871
ARCHITECT:	PETER WALKER HUNT AIA P.O. BOX 85848 SANTA BARBARA, CA 93186 (805) 965-5600 PETERWALKERHUNT.COM
APN:	T1-180-34
ZONE:	M-8 GCL 4 M-1
GENERAL PLAN DESIGNATION:	SERVICE INDUSTRIAL
DESCRIPTION OF USE:	BUSINESS & INDUSTRIAL
PARKING:	GENERAL COMMERCIAL - 1 SPACE / 500 SF GROSS REQUIRED PROVIDED 2 4
CONSTRUCTION TYPE:	V-N
FIRE ZONE:	NO
OCCUPANCY GROUP:	B
BUILDING CODE:	2007 CBC, GFC
PARCEL:	4.935 ACRES (214,869 SF.)
SLOPE:	0%
GRADING:	12,660 CU YD FILL 0 CU YD CUT
SETBACKS:	FRONT: 20' PL + 50' CL 10' SIDE + REAR
BLD HEIGHT LIMIT:	35'-0"
LANDSCAPING:	10% = 21,487 SF (FLOOD EASEMENT = 26,160 SF)
(E) BUILDING COVERAGE:	5% = 10,741 SF
(U) BUILDING COVERAGE:	0.0% = 2,310 SF
OPERATIONS AREA:	0% = 15,400 SF
MATERIAL STORAGE:	40,000 SF

**LEGEND**

PH	FIRE HYDRANT
PP	POWER POLE
SS	SANITARY GUEYER
MH	MAN HOLE
FL	FLOW
(E)	EXISTING
TAC	TOP OF ASPHALTIC CONCRETE
TCB	TOP OF CATCH BASIN
FG	FINISH GRADE

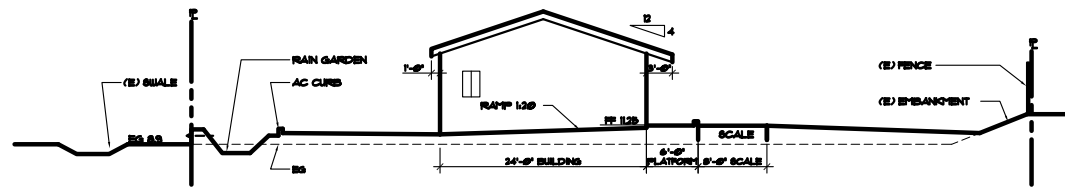


**PETER WALKER HUNT, AIA**  
ARCHITECT  
1303 B STATE STREET · P.O. BOX 92045 · SANTA BARBARA, CALIFORNIA 93190  
TELEPHONE: 805.965.5600  
WEB: www.peterwalkershunt.com

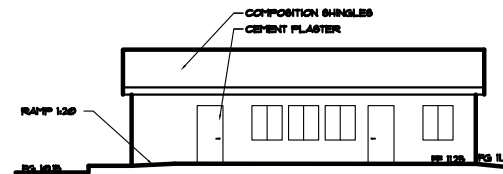
**CONCRETE RECYCLING CENTER**

PROJECT NO. 04-102  
REV. DATE: AUGUST 4, 2010  
DRAWN BY: SA, SGT  
CHECKED BY: PH  
SHEET TITLE: SITE PLAN  
SHEET NO.: S

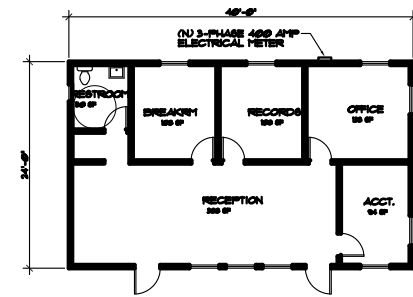
CITY OF GOLETA  
CASE NO. 03-133-DP



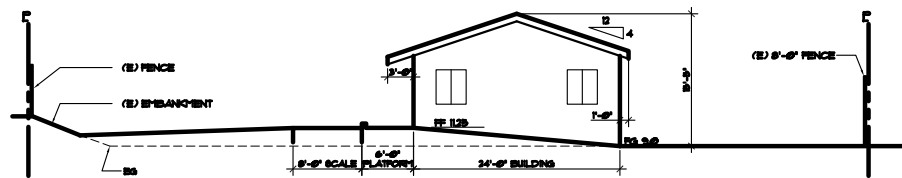
3 OFFICE - WEST ELEVATION SCALE: 1/8"=1'-0"



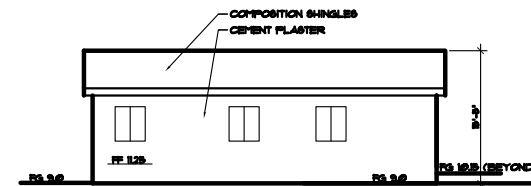
2 OFFICE - SOUTH ELEV SCALE: 1/8"=1'-0"



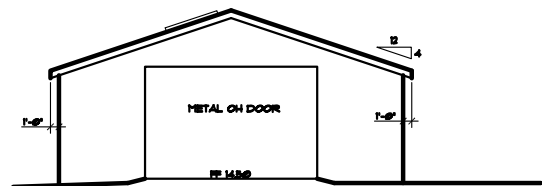
1 OFFICE PLAN SCALE: 1/8"=1'-0"



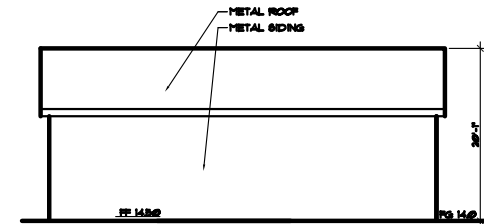
5 OFFICE - EAST ELEVATION SCALE: 1/8"=1'-0"



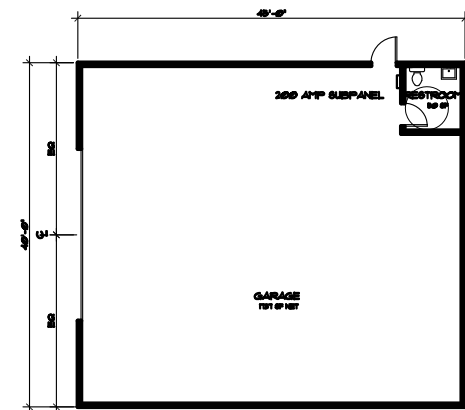
4 OFFICE - NORTH ELEV SCALE: 1/8"=1'-0"



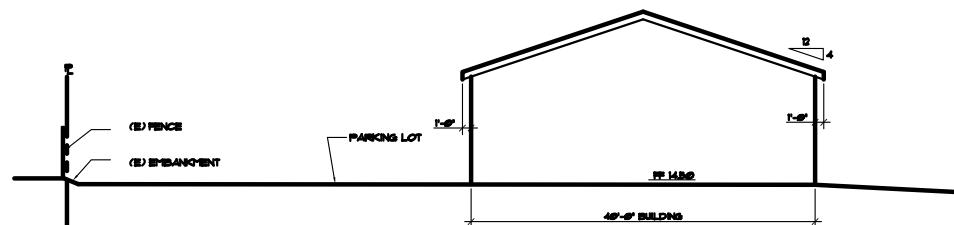
8 GARAGE - WEST ELEVATION SCALE: 1/8"=1'-0"



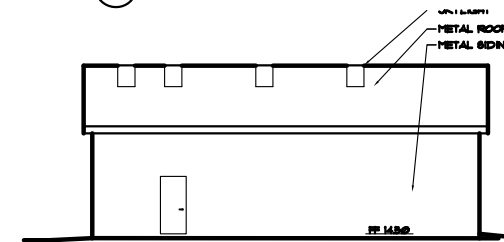
7 GARAGE - SOUTH ELEV SCALE: 1/8"=1'-0"



6 GARAGE PLAN SCALE: 1/8"=1'-0"



10 GARAGE - EAST ELEVATION SCALE: 1/8"=1'-0"



9 GARAGE - NORTH ELEV SCALE: 1/8"=1'-0"

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CONCRETE RECYCLING CENTER

9303 905, 907, & 909 SOUTH KELLOGG AVE.  
GOLETA, CALIFORNIA 93117

PROJECT NO.  
04-102

REV. DATE  
AUGUST 4, 2010

DRAWN BY  
ISA, SGT

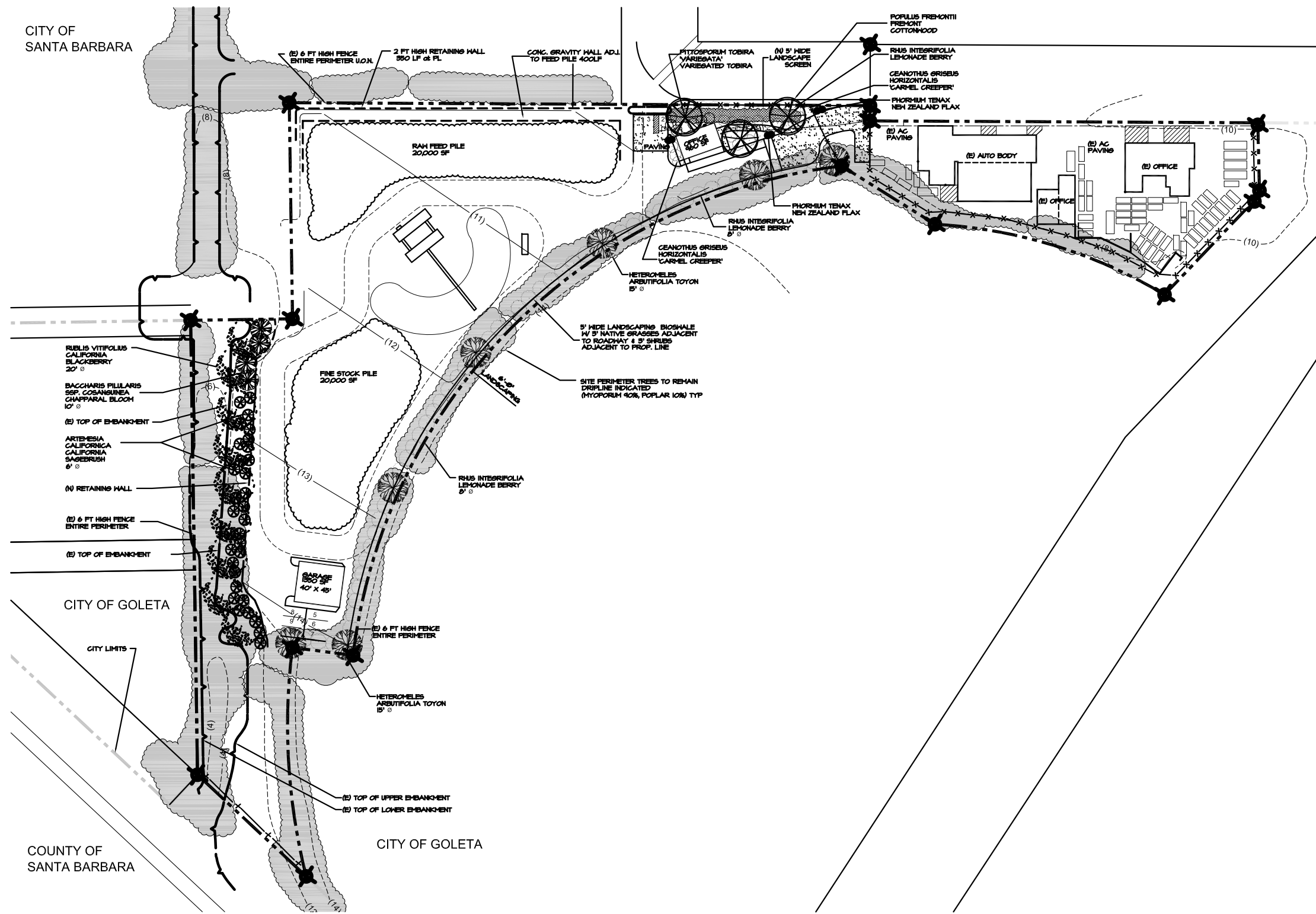
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PWH



SHEET TITLE  
BUILDING  
PLANS/ELEV

SHEET NO.

B



CITY OF  
SANTA BARBARA

RUBUS VITIFOLIUS  
CALIFORNIA  
BLACKBERRY  
20' Ø

BACCHARIS PILLULARIS  
SP. COSANUINA  
CHAPPARAL BLOOM  
10' Ø

(E) TOP OF EMBANKMENT

ARTEMISIA  
CALIFORNICA  
CALIFORNIA  
SAGEBRUSH  
6' Ø

(N) RETAINING WALL

(E) 6 FT HIGH FENCE  
ENTIRE PERIMETER

(E) TOP OF EMBANKMENT

CITY OF GOLETA

COUNTY OF  
SANTA BARBARA

CITY OF GOLETA

HUGH TWIBELL, LANDSCAPE ARCHITECTURE  
1159 TUNNEL ROAD  
SANTA BARBARA, CALIFORNIA 93105  
PHONE: 805 687-9671

CONCRETE RECYCLING CENTER

903 905 907 & 909 SOUTH KELLOGG AVE.  
GOLETA, CALIFORNIA 93117

PROJECT NO.  
04-102

REV. DATE  
AUGUST 5, 2010

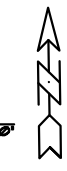
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SA, SGT

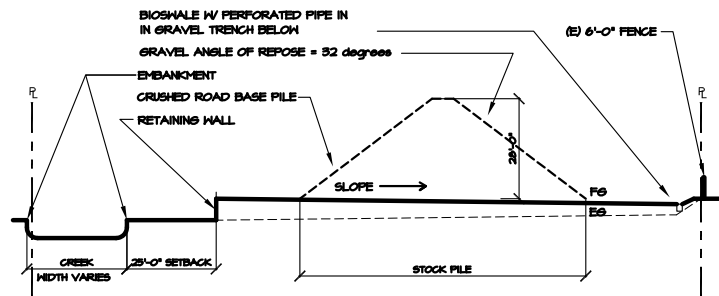
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PW

SHEET TITLE  
LANDSCAPE PLAN

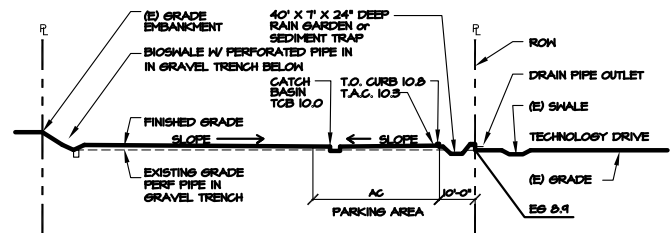
SHEET NO.  
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LANDSCAPE PLAN SCALE: 1" = 40'-0"

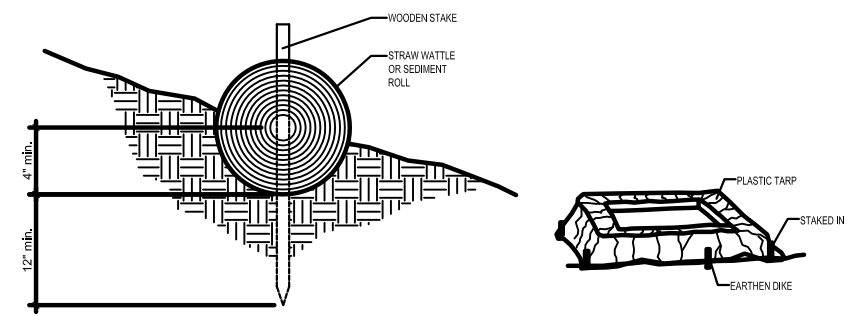




2 SITE SECTION A-A SCALE: 1" = 20'-0"



3 SITE SECTION B-B SCALE: 1" = 20'-0"



4 ENTRENCHMENT DETAIL (IN SLOPE AREA) SCALE: N.T.S.  
5 WASHOUT PIT DETAIL SCALE: N.T.S.

**LEGEND**

- FH FIRE HYDRANT
- FP POWER POLE
- SB SANITARY SEWER
- MH MAN HOLE
- FL FLOW
- (E) EXISTING
- TAC TOP OF ASPHALTIC CONCRETE
- TCB TOP OF CATCH BASIN
- FG FINISH GRADE
- EXISTING CONTOURS
- - - - PROPOSED CONTOURS
- GRADING: 1,000 CU YD

**BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES**

1. ERODED SEDIMENT AND OTHER POLLUTANTS MUST BE REMAINED ON SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO DRAINAGE SYSTEMS.
4. EXCESS OF WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. OTHER:

**EROSION CONTROL NOTES**

1. THE CONTRACTOR SHALL UTILIZE THIS PLAN SHEET FOR EROSION CONTROL PURPOSES ONLY.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES SET FORTH IN THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK, DATED MARCH 1993.
3. ALL PROPOSED FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.
4. IN ADDITION TO THESE NOTES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EROSION CONTROL REQUIREMENTS SPECIFIED IN THE PROJECT CONDITIONS OF APPROVAL.
5. THE CONTRACTOR SHALL ENSURE ALL PROTECTION MEASURES ARE IN PLACE PRIOR TO THE START OF ANY GRADING WORK. ADDITIONAL PROTECTION MEASURES MAY NEED TO BE INSTALLED DURING OTHER PARTS OF THE YEAR SHOULD RAIN BE IMMINENT.
6. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES AS HIS WORK PROGRESSES.
7. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES SHOULD THEY BE INADEQUATE TO CONTROL RUNOFF OF SILT LADEN WATER.
8. THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM DRAIN APPURTENANCES AND EROSION CONTROL DEVICES AFTER EACH RAIN.
9. THE PROTECTION MEASURES MAY BE TEMPORARILY MOVED OUT OF THE CONTRACTORS WAY TO FACILITATE CONSTRUCTION, PROVIDED THEY ARE REINSTALLED PRIOR TO THE NEXT RAIN STORM.
10. THE CONTRACTOR SHALL ADVISE HIS CREW OF THE INTENT OF THE PROTECTION MEASURES PRIOR TO THE START OF THE RAINY SEASON. THE CREW IS ENCOURAGED TO MONITOR THE EFFECTIVENESS OF THE SYSTEM AND ALERT THE CONTRACTOR OF ANY FAILURES OR PROBLEMS.
11. STAGING, REFUELING OF EQUIPMENT AND STORAGE OF MATERIALS SHALL BE IN ONE CENTRAL AREA. THIS AREA MAY CHANGE THROUGHOUT CONSTRUCTION AS REQUIRED. THE AREA SHALL BE INSPECTED FREQUENTLY TO ENSURE NO SPILLED HAZARDOUS MATERIALS CONTAMINATE THE EXISTING GROUND. SHOULD THIS OCCUR, THE SPILL SHALL BE CLEANED UP IMMEDIATELY. THIS SITE SHALL NOT BE LOCATED NEAR STORM DRAIN INLETS, EXISTING RESIDENCES DRAINAGE SWALES OR ADJACENT TO A FILL SLOPE.

**EROSION CONTROL LEGEND**

SILT FENCES SHOULD BE INSTALLED WHERE SEDIMENT FROM SHEET FLOW OR HILL & GULLY EROSION WILL ENTER DIRECTLY ONTO ADJACENT PROPERTY, WHEN INSTALLING, IT IS IMPORTANT THE FABRIC MATERIAL BE ANCHORED IN A TRENCH & BACKFILLED.

MAINTENANCE OF FILTER FENCES IS SIMILAR TO THAT OF STRAW WATTLES IN THAT THE FABRIC MUST BE INSPECTED & NEEDED REPAIRS IMPLEMENTED AFTER STORM EVENT, SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN MATERIALS REACHES NO MORE THEN A DEPTH OF ONE-HALF THE FENCE HEIGHT.

--- INDICATES APPROXIMATE LOCATION OF SILT FENCES

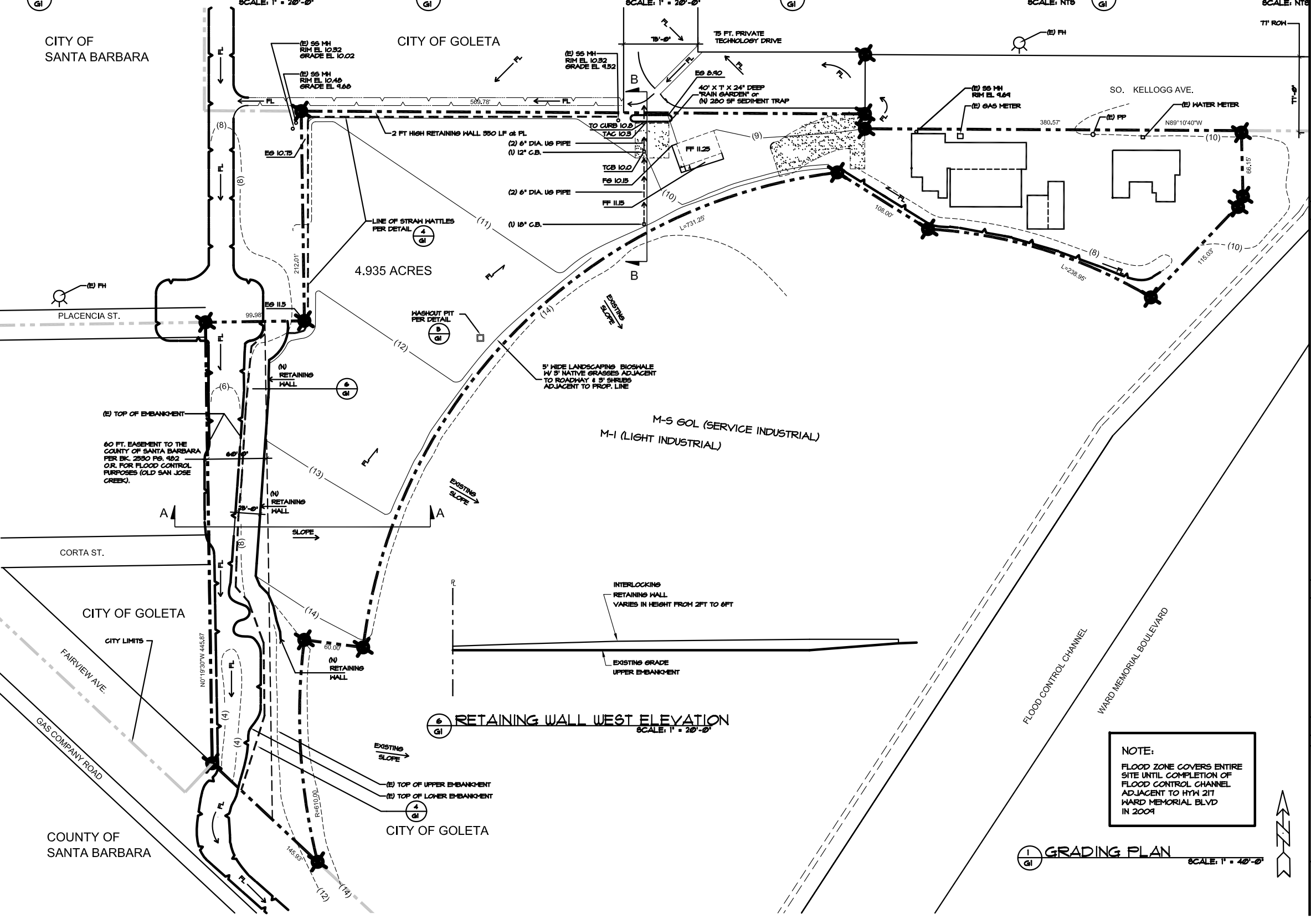
**EROSION CONTROL LEGEND**

STRAW WATTLES CAN BE USED AS DIKES TO STABILIZE TEMPORARY CHANNEL FLOW LINES OR AS A PERIMETER FILTER BARRIER. STRAW WATTLES MUST BE INSTALLED IN A TRENCH, STAKED AND BACKFILLED IF THEY ARE TO BE EFFECTIVE IN REDUCING FLOW VELOCITY AND FILTERING SEDIMENT FROM RUNOFF.

STRAW WATTLES SHOULD NOT REMAIN IN PLACE FOR MORE THEN 12 MONTHS AFTER INSTALLATION UNLESS IT CAN BE DETERMINED THAT SIGNIFICANT DETERIORATION HAS NOT OCCURRED. WHEN USED AS A PERIMETER FILTER, SEDIMENT SHOULD BE REMOVED WHEN MATERIAL IS 3 INCHES OF THE TOP OF ANY WATTLE.

--- INDICATES APPROXIMATE LOCATION OF STRAW WATTLES

**NOTE:**  
FLOOD ZONE COVERS ENTIRE SITE UNTIL COMPLETION OF FLOOD CONTROL CHANNEL ADJACENT TO HY4 217 WARD MEMORIAL BLVD IN 2004



6 RETAINING WALL WEST ELEVATION SCALE: 1" = 20'-0"

1 GRADING PLAN SCALE: 1" = 40'-0"

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PROJECT NO. CH-102

REV. DATE AUGUST 4, 2010

DRAWN BY SA, SKT

CHECKED BY PHH



SHEET TITLE GRADING PLAN

SHEET NO. G1

CITY OF GOLETA  
CASE NO. 09-133-DP