



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
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AGENDA ITEM L-1

DATE: August 24, 2010
TO: Goleta Design Review Board
FROM: Brian Hiefield, Assistant Planner
SUBJECT: 10-036-DRB; Allergan Medical Screening; 71 South Los Carneros Road;
APN 073-330-025

APPLICANT: Liebke Architects
Steven Liebke
1340 Reynolds Avenue
Irvine, CA 92614

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes a 104,000-square foot commercial building on a 7.42 acre lot in the M-RP (Industrial Research Park) zone district. The applicant proposes to install screening for existing roof top mechanical equipment. There is an existing mechanical screen measuring 9-feet tall. The visible mechanical equipment consists of an air handler measuring 14-feet by 21-feet 3-inches by 11-feet 8-inches tall, and two exhaust fans measuring 14-feet 11-inches tall. The screening will consist of a small mechanical screen measuring 11-feet 8-inches tall next to the air handler to hide some exposed piping, as well as painting the air handler and exhaust fans the same color as the existing 9-foot tall mechanical screen. The project was filed by agent Steven Liebke on behalf of IV Investments, property owner. Related cases: 84-DP-011; 07-195-SCD; 10-036-LUP.

BACKGROUND:

The project was submitted on March 5, 2010. This is the first time the project has been before the DRB. There are no known violations on the property.

ANALYSIS:

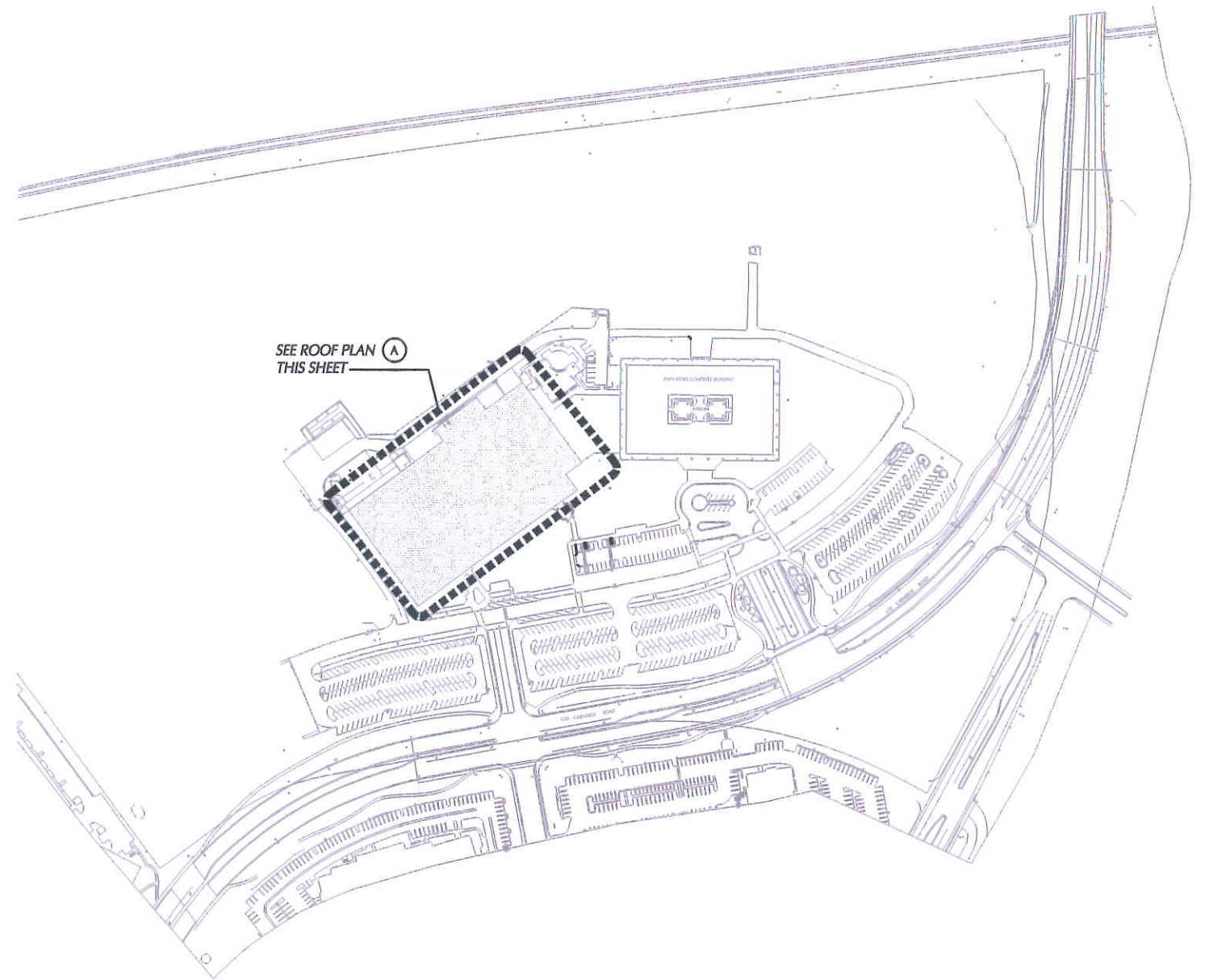
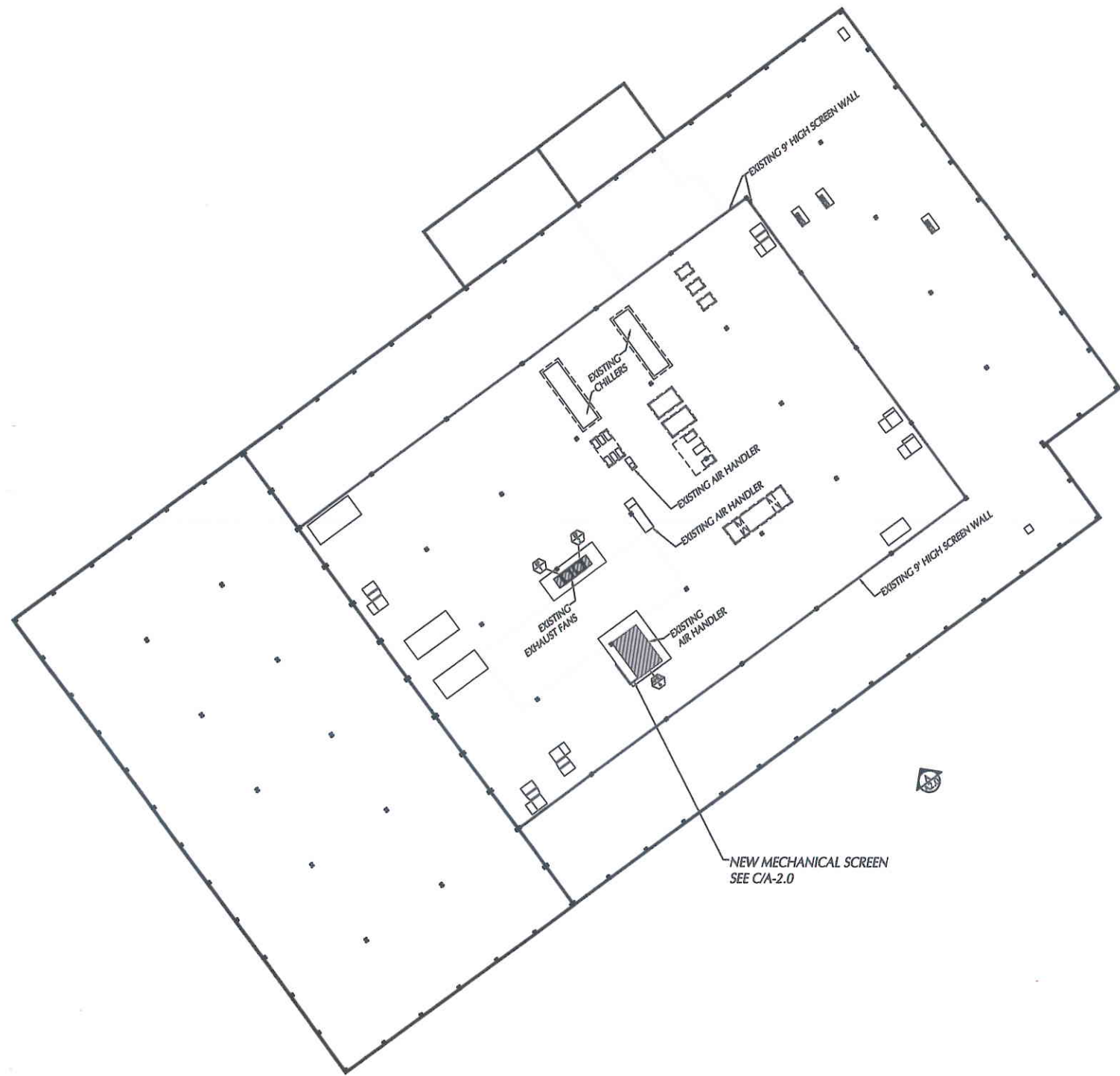
Zoning/Development Plan Consistency:

	Required	Proposed	Consistent Y/N
Front Yard Setback	80 feet from Centerline 50 feet from right-of-way	80 feet from Centerline (no change) 50 feet from right-of-way (no change)	Yes
Side Yard Setback	10 feet	East elevation: 10 feet (no change) West elevation: 10 feet (no change)	Yes
Rear Yard Setback	10 feet	10 feet (no change)	Yes
Building Coverage	35% of the net area of the property	35% of the net area of the property (no change)	Yes
Building Height	35 feet	35 feet (no change)	Yes
Mechanical Equipment Height	50 feet	39 feet 1 inch	Yes
Parking spaces	Including Reciprocal Parking Agreement with 1 S. Los Carneros: 568 automobile spaces 30 motorcycle spaces	568 automobile spaces (no change) 30 motorcycle spaces (no change)	Yes
Landscaping	31.32%	31.32% (no change)	Yes

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance, and approved Final Development Plan 84-DP-011.

ATTACHMENTS:

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

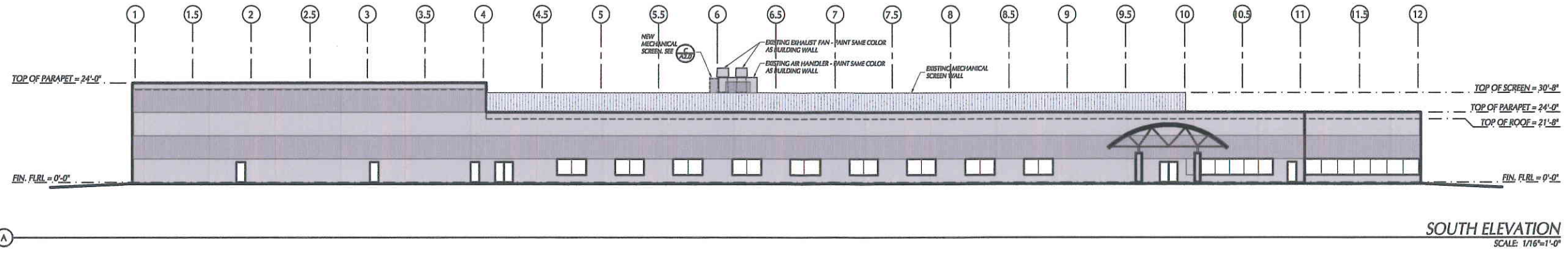


Ⓐ ROOF PLAN
SCALE: N.T.S.

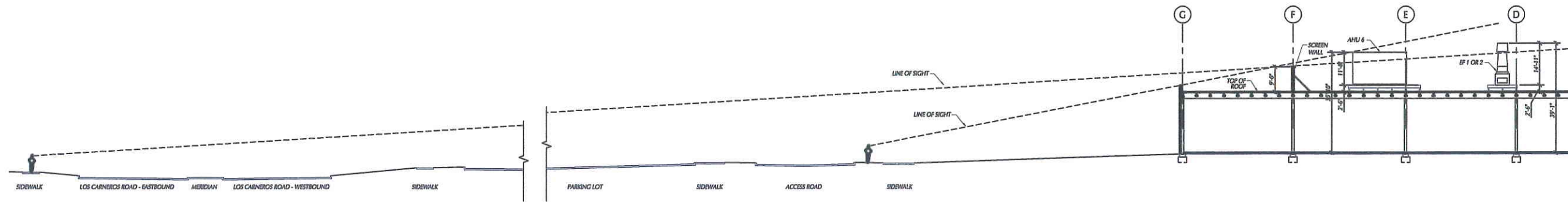
SITE PLAN
SCALE: N.T.S. NORTH

RESEARCH LABS MECHANICAL EQUIPMENT ON ROOF
71 S. LOS CARNEROS
ALLERGAN MEDICAL
July 14, 2010

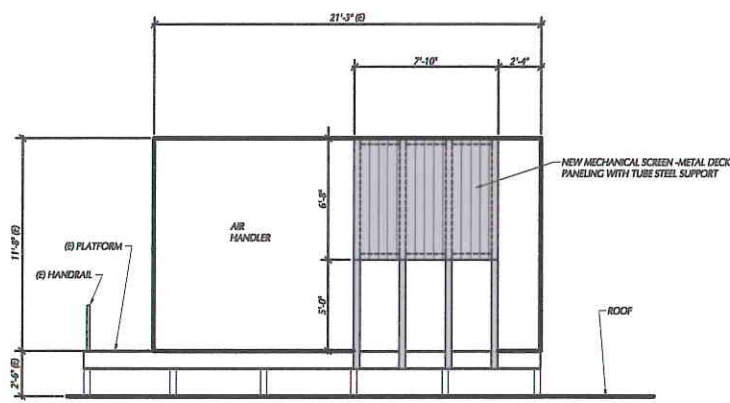
LIEBKE ARCHITECTS



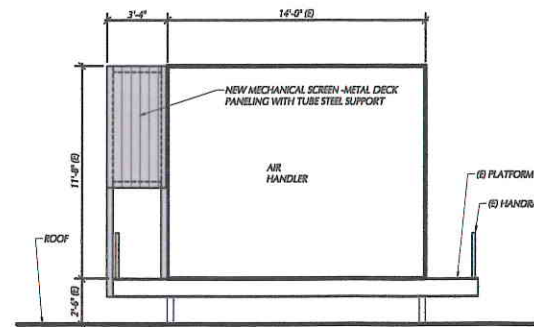
SOUTH ELEVATION
SCALE: 1/16"=1'-0"



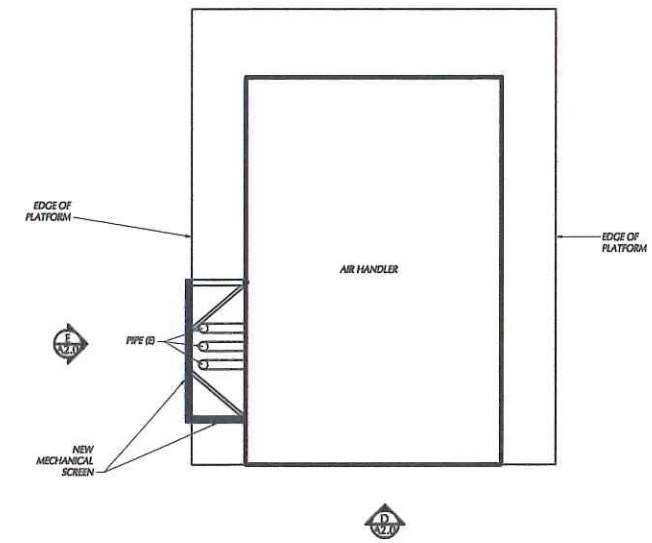
DRAWING SIGHT LINE ELEVATION
SCALE: 1/16"=1'-0"



ELEVATION
SCALE: 1/4"=1'-0"



ELEVATION
SCALE: 1/4"=1'-0"



PLAN
SCALE: 1/4"=1'-0"

RESEARCH LABS MECHANICAL EQUIPMENT ON ROOF
71 S. LOS CARNEROS
ALLERGAN MEDICAL
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LIEBKE ARCHITECTS



NEW MECHANICAL SCREEN AT AIR HANDLER



EXISTING FRONT OF BUILDING



PROPOSED FRONT OF BUILDING WITH NEW MECHANICAL SCREEN AND PAINTING OF AH & EF