



TO: Goleta Design Review Board

SUBMITTED BY: Christina McGuire, Associate Planner

SUBJECT: 109 Aero Camino (APN 073-060-053) New commercial storage building on a vacant parcel Case No. 25-0008-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

PROJECT DESCRIPTION:

This is a request for **Conceptual** review for a new 8,187 square foot commercial storage building (approximately 19'-6" in height) on a 0.41-acre lot on a vacant lot. The proposal includes 6 uncovered parking spaces, 3 bicycle parking spaces.

The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of General Industrial (IG).

A comprehensive zoning analysis has not been completed at this time as the applicant has only submitted for Conceptual Review for the DRB to provide design related comments on the proposed concept. The IG District allows indoor warehousing and storage with a maximum building height of 35' and no maximum lot coverage.

The project was filed by architect, Penn Hsu of SPH Design and Architecture on behalf of Michele Bandinu, Property Owner.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As this item is for conceptual review only, no CEQA action is needed currently. The entire project will be subject to environmental analysis at the time the Project is deemed complete in the future.

NEXT STEPS

If the applicant chooses to pursue the development, the next steps would include: (1) Application Completeness Review following submittal of a Development Plan (2) Project Review and CEQA Analysis (3) Preliminary DRB recommendation; (4) Review by Zoning Administrator (5) a 10-day Zoning Administrator appeal period (6) Final DRB review (7)

Condition Clearance (8) Issuance of Zoning Clearance; and (9) Building Permits and construction.

ATTACHMENTS:

Attachment A – Conceptual Plans

ATTACHMENT A

CONCEPTUAL PLANS

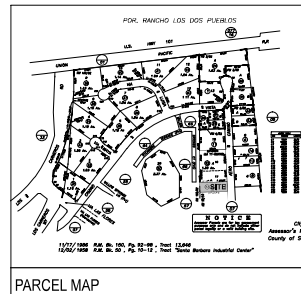
APPLICABLE CODES

THE FOLLOWING CODES AND ORDINANCES ARE AND SHALL BE PART OF THESE DRAWINGS:

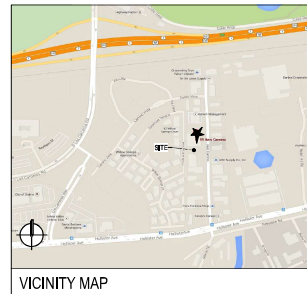
CALIFORNIA BUILDING CODE (CBC)	2022
CALIFORNIA MECHANICAL CODE (CMC)	2022
CALIFORNIA PLUMBING CODE (CPC)	2022
CALIFORNIA ELECTRICAL CODE (CEC)	2022
CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS)	2022
CALIFORNIA ENERGY CODE	2022
CITY OF GOLETA ORDINANCE	2022 (CURRENT)

BEST MANAGEMENT PRACTICES

1. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING "WASHED" FROM THE SITE BY THE FORCES OF WIND OR WATER. THIS INCLUDES SAND FOR STUCCO, DRYWALL DEMOLITION DEBRIS, CRYSTALLINE ROCK PACKAGING, ETC.
2. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LABELING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
3. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE SITE.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROCEEDING MUST BE MADE TO RETURN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DEPOSED OF AS A SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RUNWATER AND DISPOSAL 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 PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
6. OTHER



PARCEL MAP



VICINITY MAP

PARKING & BICYCLE CALCULATIONS

VEHICLE PARKING	USE - PERSONAL STORAGE
REQUIRED	5, PLUS 1 LOADING SPACE
TOTAL PROPOSED	6 (4 STANDARD, 1 ADA, 1 LOADING)

BICYCLE PARKING	
REQUIRED	3 MIN
TOTAL PROPOSED	3

STATISTICS - BUILDING & ZONING CODE NOTES

- PROPERTY OWNER: MICHELLE BANONU
- OWNER ADDRESS: PO BOX 4300
SANTA BARBARA, CA 93140
- OWNER PHONE: 805-495-4887
- PROJECT ADDRESS: 109 AERO CAMINO
GOLETA, CA 93117
- PROJECT JURISDICTION: CITY OF GOLETA
- A.P.N.: 073-000-063
- ZONE: IS - GENERAL INDUSTRIAL
- LOT SIZE: 17,899 SF / 0.41 ACRE
- OCCUPANCY GROUP: S-1, MODERATE-HAZARD STORAGE
- BUILDING TYPE: IIA
- SETBACK REQUIRED: 5' REAR, 20' FRONT, 10' SIDE
- OPEN YARD REQUIRED: N/A
- MAX. BUILDING HEIGHT: 35'
- OCCUPANT LOAD: 8,470 SF
- GRADING: TO BE DETERMINED
- PARKING ANALYSIS: SEE CALCULATIONS THIS SHEET
- LOT COVERAGE CALC.: (N) BUILDING 48%
- LANDSCAPING AREA: (E) 1,282 SF (10.2%)

AREA ANALYSIS / PROJECT STATISTICS

(NEW) BUILDING	GROSS (SF)	NET (SF)
PROPOSED AREA	8,470	8,187 (INT. ONLY)
PROPOSED PARKING AREA		1,282

SHEET INDEX

- ARCHITECTURAL**
- A-0.0 GENERAL NOTES / PROJECT DATA / SITE PLAN
 - A-1.0 SITE PLAN
 - A-2.0 FLOOR PLAN
 - A-2.1 ENLARGED RESTROOM PLAN
 - A-3.0 ROOF PLAN
 - A-4.0 EXTERIOR ELEVATIONS
 - A-4.1 BUILDING SPEC SHEETS
 - A-4.2 LANDSCAPE PLAN

PROJECT DESCRIPTION

PROPOSED NEW 8,187 SF (NET FLOOR AREA) COMMERCIAL BUILDING AND NEW PARKING 1,282 SF PAVED/ASPH. SURFACE

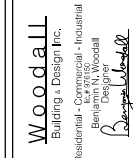
PROPOSED NEW IMPERVIOUS AREA 8,470 SF
PROPOSED REDEVELOPED IMPERVIOUS AREA 0 SF
PROPOSED REMOVED IMPERVIOUS AREA 0 SF

REVISION:



Steven Penn Hsu
Architect
805-415-0910
spharchitect@gmail.com

DWG NO: 001102
CADD CODE: 0010



ALL IDEAS, CONCEPTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE CONSIDERED TO BE THE FULL COUNTRY POSSIBLE IN CONCEPT AND DESIGN. THE CLIENT AGREES THE PROPERTY OF ARCHITECTS AND ENGINEERS IS NOT TO BE USED FOR ANY OTHER PROJECT OR REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SPH ARCHITECTS.

NEW COMMERCIAL BUILDING
PROPOSED TENANT SPACE
109 AERO CAMINO GOLETA, CA. 93117

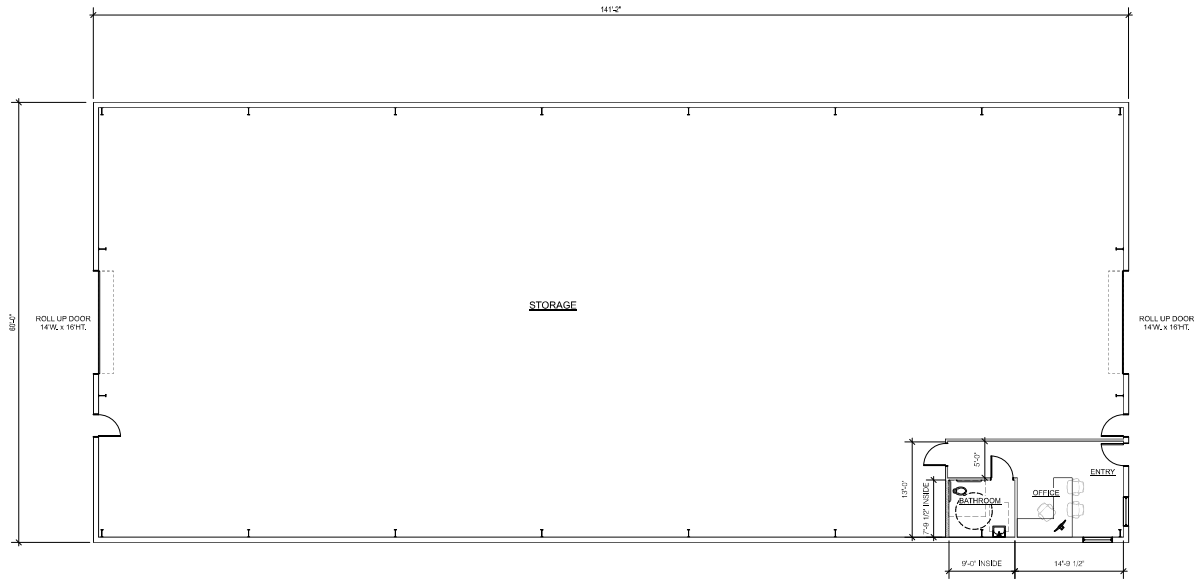
SHEET TITLE:

SITE NOTES, COVER, SITE PLAN

Date: 5/12/25

SHEET:

A-0.0



FLOOR PLAN
Scale: 1/8" = 1'-0"



REVISION:

SP4
design | architecture

Steven Penn Hsu
Architect

805.415.0910
spharchitect@gmail.com

DATE: 05/12/25
CADD: 05/12/25



Woodall
Building & Design Inc.
Residential - Commercial - Industrial
Benjamin N. Woodall
Designer

Benjamin N. Woodall

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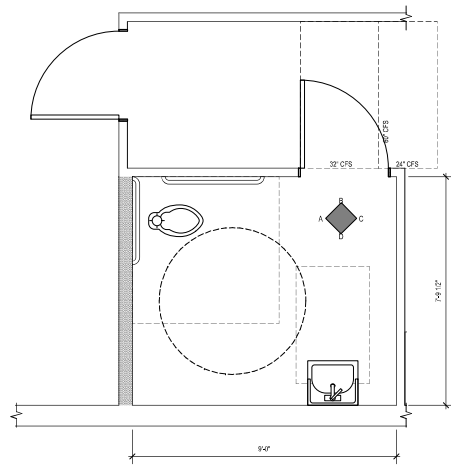
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FLOOR PLAN

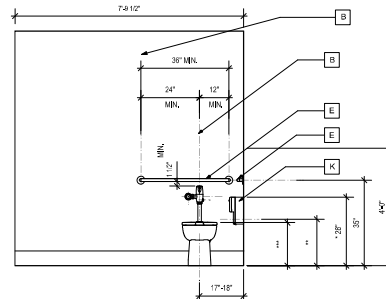
Date: 5/12/25

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A-2.0



ENLARGED RESTROOM PLAN
Scale: 1/2" = 1'-0"



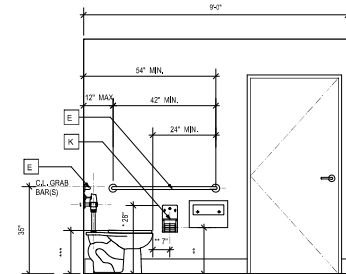
BATHROOM ELEVATION A

* MOUNTING HEIGHT OFF FLOOR FOR BARRIER-FREE DESIGN

** THE TOILET PAPER DISPENSER SHALL BE 7" MINIMUM AND 9" MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 36" ON THE GRAB BAR, 18 INCHES MINIMUM ABOVE THE FINISHED FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS PER CBC SECT. 11B-404.7

*** THE TOP OF THE TOILET SEAT IS 17"-19" FROM FLOOR SURFACE MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT PER CBC SECT. 11B-404.4

—RESTROOM ELEVATION 'B' MIRRORS TO 'B'



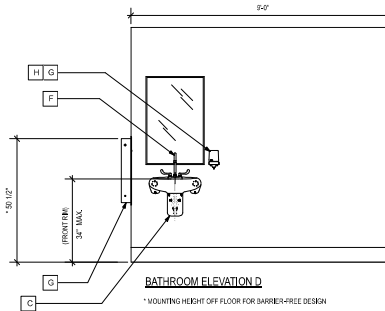
BATHROOM ELEVATION B

* MOUNTING HEIGHT OFF FLOOR FOR BARRIER-FREE DESIGN

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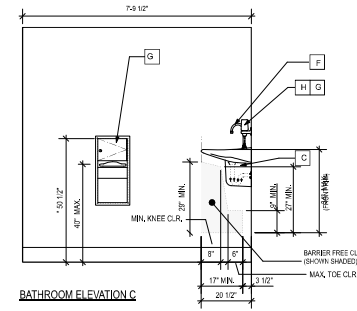
BATHROOM ELEVATION D

* MOUNTING HEIGHT OFF FLOOR FOR BARRIER-FREE DESIGN

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—RESTROOM ELEVATION 'B' MIRRORS TO 'B'



BATHROOM ELEVATION C

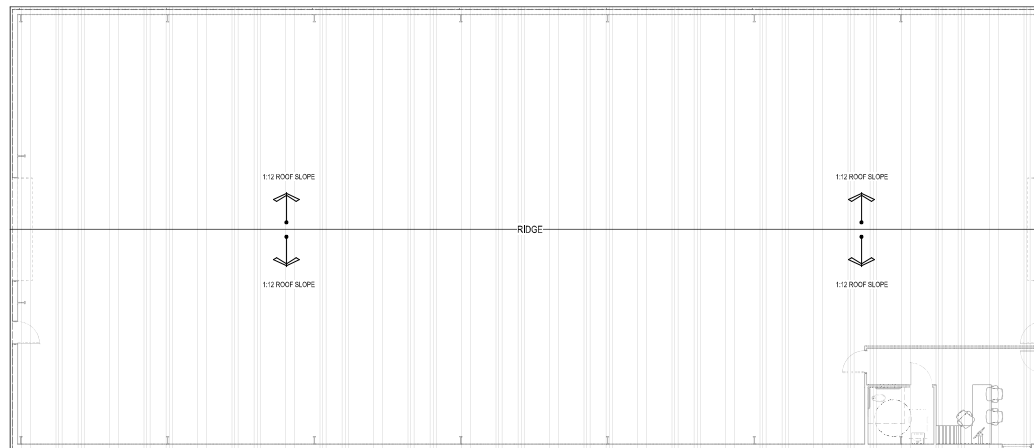
* MOUNTING HEIGHT OFF FLOOR FOR BARRIER-FREE DESIGN

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—RESTROOM ELEVATION 'B' MIRRORS TO 'B'

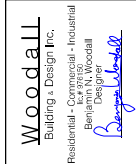
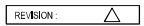
SANITARY KEY NOTES	ALPHABETIZED DENOTES	
A. FINISHED MINIMUM CLEARANCES SHOWN AT MINIMAL BUILDING CONDITIONS: POOLED AND DASHED.		
B. CERAMIC TILE WITH COATED BASE TILE WITH FULL HEIGHT WALL IN TOILET ROOM. COLOR TO BE SELECTED AND PROVIDED BY OWNER.		
C. EXPOSED PIPES AND SURFACES, WATER SUPPLY AND DRAIN PIPES UNDER SINKS AND SINKS SHALL BE INSULATED OR OTHERWISE CONFINED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRADED SURFACES UNDER SINKS AND SINKS PER CBC SECT. 11B-404.2		
D. IN ACCORDANCE TO THE SIGN ON THE RESTROOM DOORS, ROOM NAME SIGNS ARE TO BE PLACED NEAR THE FOLLOWING DOORS: MEN'S TOILET ROOM AND WOMEN'S TOILET ROOM. THE SIGNS ARE TO HAVE TACTILE CHARACTERS AND GRADE 3 BRILLO.		
E. MINIMUM STRUCTURAL STRENGTH OF GRAB BARS WILL SUPPORT 250 LB. PER CBC SECT. 11B-404.2 CONCEALED ANCHOR PLATE SHALL BE INSTALLED PRIOR TO WALL TIE-IN.		
F. LAUNDRY FAUCETS: HAND OPERATED METEERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM PER CBC SECT. 11B-404.2		
G. CONTROLS FOR FAUCETS ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRIPPING, PROTRUDING OR TWISTING OF THE HANDLE. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM PER CBC SECT. 11B-404.4		
H. MINIMUM 18" WIDE CLEAR FLOOR OR GROUND SPACE IS PROVIDED TO ALLOW FORWARD OR PARALLEL APPROACH TO ACCESSIBLE OPERABLE PARTS OF ALL FIXTURES OR ACCESSORIES ARE LOCATED MINIMUM 48" ABOVE FLOOR (E.G. SOAP DISPENSER, TOILET, TOILET SEAT COVERS, AUTO-TOILET, SANITARY WIPERS, DISPENSERS, WASTE RECYCLABLES, ETC. PER CBC SECT. 11B-404.2, 11B-404.4, 11B-404.6, 11B-404.8, 11B-404.9, 11B-404.10, 11B-404.11, 11B-404.12, 11B-404.13, 11B-404.14, 11B-404.15, 11B-404.16, 11B-404.17, 11B-404.18, 11B-404.19, 11B-404.20, 11B-404.21, 11B-404.22, 11B-404.23, 11B-404.24, 11B-404.25, 11B-404.26, 11B-404.27, 11B-404.28, 11B-404.29, 11B-404.30, 11B-404.31, 11B-404.32, 11B-404.33, 11B-404.34, 11B-404.35, 11B-404.36, 11B-404.37, 11B-404.38, 11B-404.39, 11B-404.40, 11B-404.41, 11B-404.42, 11B-404.43, 11B-404.44, 11B-404.45, 11B-404.46, 11B-404.47, 11B-404.48, 11B-404.49, 11B-404.50, 11B-404.51, 11B-404.52, 11B-404.53, 11B-404.54, 11B-404.55, 11B-404.56, 11B-404.57, 11B-404.58, 11B-404.59, 11B-404.60, 11B-404.61, 11B-404.62, 11B-404.63, 11B-404.64, 11B-404.65, 11B-404.66, 11B-404.67, 11B-404.68, 11B-404.69, 11B-404.70, 11B-404.71, 11B-404.72, 11B-404.73, 11B-404.74, 11B-404.75, 11B-404.76, 11B-404.77, 11B-404.78, 11B-404.79, 11B-404.80, 11B-404.81, 11B-404.82, 11B-404.83, 11B-404.84, 11B-404.85, 11B-404.86, 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ROOF PLAN
Scale: 1/8" = 1'-0"



REVISION:	
Steven Penn Hsu Architect 805-415-0910 spharchitect@gmail.com <small>CHAS 00001102 CALIF. CIVIL 50106</small>	
Woodall Building & Design Inc. Residential - Commercial - Industrial Benjamin N. Woodall Designer 	
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NEW COMMERCIAL BUILDING PROPOSED TENANT SPACE 109 AERO CAMINO GOLETA, CA. 93117	
SHEET TITLE:	
ROOF PLAN	
Date: 5/12/25	
SHEET:	
A-3.0	



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NEW COMMERCIAL BUILDING
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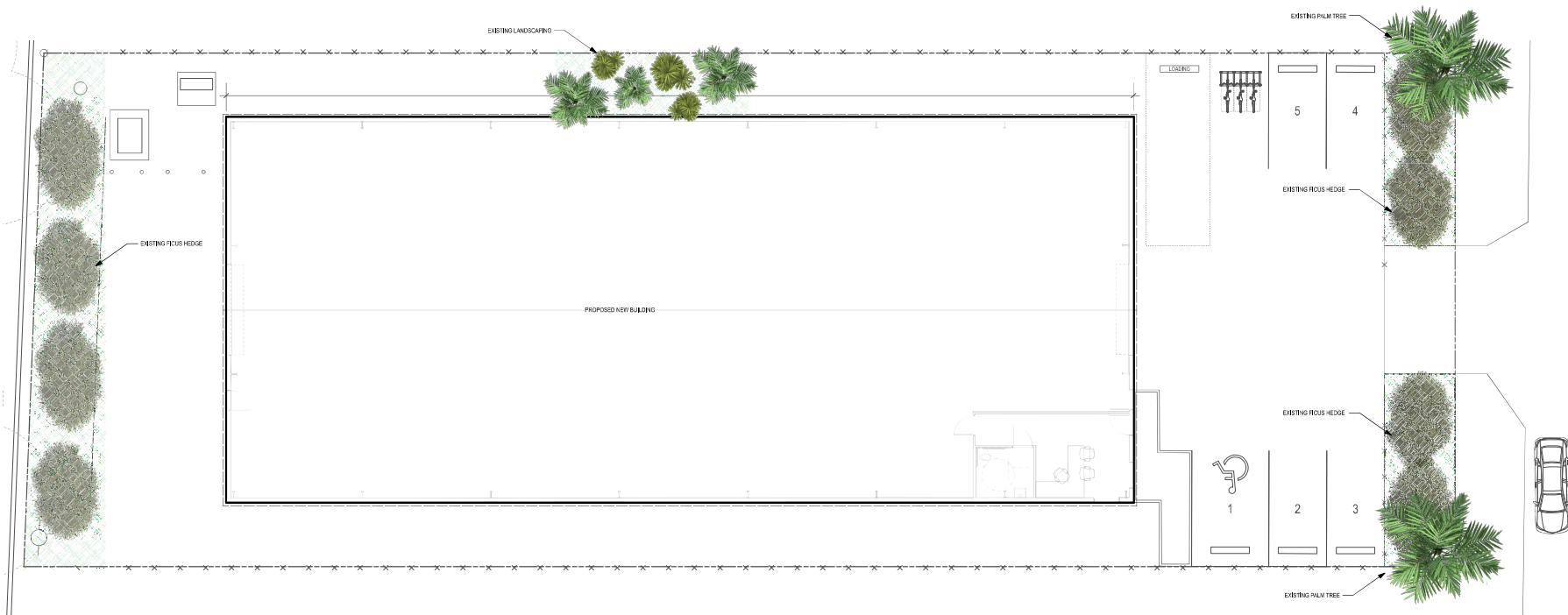
SHEET TITLE :

EXTERIOR ELEVATIONS

Date: 5/12/25

SHEET :

A-4.0



TOTAL LOT AREA	17,899 SF
REQUIRED LANDSCAPE	1,769 SF (10%)
[E] LANDSCAPED AREA	1,862 SF (10.5%)

LANDSCAPE PLAN
Scale: 1/8" = 1'-0"

REVISION:

SP4
design | architecture

Steven Penn Hsu
Architect

805.415.0910
spharchitect@gmail.com

DATE: 05/12/25
CADD: 05/12/25



Woodall
Building & Design Inc.
Residential - Commercial - Industrial
Benjamin N. Woodall
Designer

Benjamin N. Woodall

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SHEET TITLE:

LANDSCAPE PLAN

Date: 5/12/25

SHEET:

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