



DESIGN REVIEW BOARD Staff Report

Agenda Item C.1

Meeting Date: December 11, 2018

TO: Goleta Design Review Board
FROM: Joe Pearson II, Associate Planner; (805) 961-7573

SUBJECT: **475 S. Kellogg Avenue and 495 S. Kellogg Avenue; (APNs 071-140-067, -068)
Toyota, Honda, and Nissan Revised Landscape Plan
Case No. 17-122-DRB**

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The site in question contains three separate commercial car dealerships on a single lot. There is a total of approximately 54,850 square feet of building area on the 8.5 acre (370,697-square foot site) in the C-2/C-3 zone district. The applicant is proposing a revised landscape plans for both the Honda and Nissan Car Dealerships. The revised landscaping will consist of new trees and additional ground cover to match and complement the existing plantings. The new trees will consist of new Golden Medallion, Canary Pine, and Queen Palms. The new trees will be primarily focused along the project Kellogg Avenue street frontage. No changes to the existing Toyota dealership landscaping are proposed.

ISSUES:

- **Violations/Other:** The Honda and Nissan dealerships were approved with landscape plans in the 1980s. However, in the time since then many of the trees required under the landscape plan were removed without approval. The previous landscape plan has been attached for reference.

BACKGROUND/:

In 2017, the owner of the Honda dealership submitted a Development Plan Amendment to add approximately 7,000 sq. ft. of area to his existing building. The DRB has conducted a Conceptual Review of the building additions on February 13, 2018. During the review of the Development Plan Amendment, several code compliance issues were identified across the entire 8-acre site. One of the code compliance issues identified was the removal of landscaping at the Honda and Nissan dealerships as noted above.

In order to address the unpermitted removal of the landscaping, the applicant is seeking approval of a revised landscape plan for the Honda and Nissan dealerships. Both the currently proposed landscape improvements and the site improvements above would come back to the DRB for Design Review following action on the discretionary project components.

The project was filed by agent Steve Fort on behalf of Catalina Barber Corp, property owner. Related cases: 17-122-DPAM.

ATTACHMENTS:

- Previously Approved Landscape Plans
- Reduced 11" x 17" copies of site plans and elevations