



## DESIGN REVIEW BOARD Staff Report

Agenda Item E.4

Meeting Date: October 24, 2017

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TO: Goleta Design Review Board  
FROM: Kristina Phung, Assistant Planner; (805) 961-7566

SUBJECT: **180 N. Fairview Avenue (APN 069-110-054)**  
**Fuel Depot Architectural Change**  
**Case No. 15-063-DRB**

### PROJECT DESCRIPTION:

This is a request for *Design Review*. The applicant proposes an architectural style change to a previously approved, but not yet built, new convenience store. The existing commercial property currently includes a gas station consisting of 8 fueling stations with an overhead canopy and a 1,619-square foot convenience store/auto-service building on an existing 12,197-square foot parcel in the SC (Shopping Center) zone district.

On September 12, 2016, the Planning Commission approved a new Development Plan, 15-063-DP, which consisted of a new 2,600-square foot convenience store designed with Spanish style architecture utilizing white stucco and red tile roofing, along with a tower element at the southwest portion of the building. On April 7, 2017, the applicant submitted revised plans proposing a mid-century/contemporary architectural style building consisting of large glass walls, a metal roof, an aluminum storefront window/door system, and plaster. No changes to the previously approved building footprint, square footage, landscaping, and access and circulation are proposed. The project was filed by agent Scott Branch, BBP Architecture, on behalf of John Price and Fairview Auto Lube LP, property owner. Related cases: 15-063-DP; 66-M-75; 66-M-075 AM01.

### BACKGROUND:

The proposed project's revised architectural changes were last seen before the DRB on August 8, 2017, where the DRB conducted and completed conceptual review of the mid-century/contemporary design. A copy of the minutes are attached. In summary, the August 8, 2017 DRB comments include the following:

#### Architecture

- The Design Review Board found the mid-century/modern contemporary architectural style acceptable and understood the need for visibility. Further

the DRB found the angled building design interesting, except for the battered wainscot (carried over from previous design) that does not go with the new roof and wall design.

- The DRB asked that the design of the existing fuel pump canopy be studied to see if the canopy can reflect the proposed building design.
- The DRB asked for visual simulations of the view of the fuel pump canopy and the building from different angles.
- In regards to the roof, the DRB asked the applicant: a) study the roof height for compatibility with the surrounding building heights; b) better integrate the roof mount mechanical equipment into the roof design; c) look at the amount of roof area that could be seen from Encina Road. A suggestion was made to refer to the architecture of John Lautner of Los Angeles; d) study if the photovoltaics are feasible.
- The DRB commented regarding the use of illuminated advertising signage located inside the building may be problematic when viewed from outside the building.

#### Landscaping and Site Plan

- The DRB requested that bollards be incorporated to serve as a barrier for cars to protect the building.
- DRB directed that additional study be done to ensure that that maximum amount of landscaping the site can handle is incorporated and to add additional landscaping if feasible. Freestanding landscaping pots may be appropriate.

In response to the DRB comments, the applicant has changed the canopy from blue to white. The roof of the trash enclosure to standing seam has been changed and the pitch to match the convenience store's roof. Additionally, the roof rakes of the west & south elevations have been 'splayed' and the southwest corner of the tower parapet has been altered, resulting in slight increases in total height as follows:

- Tower parapet went from 25'-3" to 28'-5 ½"; an increase of 3'-2 ½"
- Roof apex went from 25'-0 ½" to 26'-3 ½"; an increase of 1'-3".

#### **ATTACHMENTS:**

- Previously approved reduced 11" x 17" copies of site plans and elevations
- Previously proposed reduced 11" x 17" copies of site plans and elevations (DRB 8/8/17)
- Newly proposed reduced 11" x 17" copies of site plans and elevations (DRB 10/24/17)
- DRB Findings
- DRB minutes of August 8, 2017

**DRB Findings**  
**Fuel Depot Architectural Change**  
**Case No. 15-063-DRB**

**Neighborhood Compatibility**

1. The development will be compatible with the neighborhood, and its' size, bulk and scale will be appropriate to the site and the neighborhood.
2. Site layout, orientation, and location of structures, buildings and signs are in an appropriate and well-designated relationship to one another, and to the environmental qualities, open spaces and topography of the property.
3. The project demonstrates a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
13. The development will not adversely affect significant public scenic views.
17. The development will enhance the appearance of the neighborhood.
19. The project architecture will respect the privacy of neighbors and is considerate of private views and solar access.

The project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The property is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of the project, including the structure, parking, on-site vehicular circulation, landscaping. All existing streets and highways serving the project are adequate and properly designed.

**Quality of Architectural Design**

4. There is harmony of material, color and composition of all sides of a structure or buildings.
5. A limited number of materials will be on the exterior face of the building or structure.
6. There is consistency and unity of composition and treatment of exterior elevation.
7. Mechanical and electrical equipment is well integrated in the total design concept and screened from public view to the maximum extent practicable.
8. All visible onsite utility services are appropriate in size and location.
14. Signs, including their lighting, are well designed and are appropriate in size and location.
15. All exterior site, structure and building lighting are well-designed and appropriate in size and location.
16. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The proposed architecture is unique and will add interest to the streetscape of Fairview Avenue. The architecture has been extended to all sides of the building resulting in a harmony of materials and style. All exterior site, structure and building

lighting are well designed and appropriate to the use. Further, the new lighting proposed and existing lighting is dark sky compliant. Utility equipment is screened appropriately.

### **Quality of Landscape Design**

9. The grading will be appropriate to the site.
10. Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of specimen and landmark trees, and existing native vegetation.
11. The selection of plant materials is appropriate to the project and its environment and adequate provision will be made for the long-term maintenance of such plant materials.
12. The project will preserve and protect, to the maximum extent practicable, any mature, specimen or skyline tree, or appropriately mitigate the loss.

Adequate landscaping will still be provided and will increase from 862 S.F. to 1,942 S.F. The project will not require the removal of any mature, specimen or skyline trees.

### **Zoning**

18. The public health, safety and welfare will be protected.
20. The project will provide for adequate street design and sufficient parking for residents and guests in a safe and aesthetically pleasing way.

The project is served by the Santa Barbara County Fire Department, the Goleta Water District, the Goleta Sanitary District, and the City of Goleta Police Department. These agencies and districts have adequate personnel and service capacity to serve this project. The project will remain in conformance with all applicable policies of the City's General Plan/Coastal Land Use Plan.