



**DESIGN REVIEW BOARD
Staff Report
Agenda Item B.3
January 25, 2022**

TO: Goleta Design Review Board

FROM: Christina McGuire, Associate Planner; (805) 961-7566

**SUBJECT: 7127 Hollister Avenue #30; APN 073-440-012
IHOP Restaurant Patio Enclosure Addition
Case No. 21-0003-SCD**

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary/Final Design Review* approval consistent with Goleta Municipal Code §17.58.060 for improvements to an existing single-story commercial restaurant building located in the University Village Plaza. Scope of work includes enclosing 186 square feet of outdoor dining area into indoor dining area (located on the eastern end of the lease space) and a new walk in freezer on the western end of the lease space behind an existing and expanded screen wall.

Exterior Building Changes:

- Enclosing 186 square foot outdoor dining area under the existing roofline into enclosed dining area and adding a new exterior door. The converted patio area into interior space is proposed to match the existing building and shopping center.
- Adding a walk in freezer on the western end of the lease space that is currently located behind a screen wall. The screen wall will be expanded and will match the existing building and will be at the same height of the building.
- Addition of an entry/exit door on the North elevation.

DISCUSSION:

This project requires a Substantial Conformity Determination (SCD) per Title 17.52.100(B)(1)(a)(i) as new building square footage is being added to a building from the original permit. New square footage under 1000 square feet are permitted through a SCD with Planning Director approval. The project is also subject to the Commercial Design Guidelines.

The project was reviewed at the December 14, 2021 Design Review Board hearing where the Board had three main comments:

1. Show the railing around the patio and details of the glazing around the terrace wall.

The applicant has provided details that the existing patio wall will remain with a new glass partition over the existing wall which will be 5' feet in height.

2. On the East elevation keep the columns proud and do not enclose out to the center of the column. Keep the addition behind the column and new structure free of the columns.

The applicant has reduced the proposed square footage in order to keep the existing column free of the newly enclosed space.

3. Show the screening around the walk-in freezer equipment on the West elevation. Show details of the height and materials of the screening of the equipment.

The applicant has proposed a new three-foot-high screen wall on top of the existing six foot screen wall in order to screen the mechanical equipment. The screening is proposed to be stucco to match the existing building.

The project is subject to the Architectural Guidelines for Commercial Projects as provided in Attachment D.

CEQA NOTICE OF EXEMPTION:

The project has been found to be exempt from CEQA pursuant to §§ 15301(a) (Exterior alterations), and 15303(c)&(e) (Limited commercial buildings not exceeding 10,000 sf & patios). The existing improvements are within a Community Commercial (CC) land use and zoning designation. The proposed project involves minor building alterations in order to add 186 square feet. The property will continue to be used as a restaurant served by existing streets and driveway and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

NEXT STEPS If the DRB grants the applicant's request, the next steps include: (1) a 10-day (DRB) appeal period; (2) Substantial Conformity Determination by the Director; (3) a 10-day (SCD) appeal period; (4) ministerial issuance of a Zoning Clearance (if no appeals are submitted); (5) review and approval by Building & Safety ("Building Permits"); and (6) project construction, including Building & Safety site inspections.

ATTACHMENTS:

A - Findings

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B – Project Plans

C – Notice of Exemption

D – Architectural Standards – Commercial Projects