



**DESIGN REVIEW BOARD**  
**Staff Report**  
**Agenda Item C.1**  
**May 10, 2022**

**TO:** Goleta Design Review Board

**FROM:** Brian Hiefield, Associate Planner; (805) 961-7559

**SUBJECT:** **35 Ellwood Station Road (APN 079-210-066)**  
**Ellwood RV/Boat/Contractor Storage Use**  
**Case No. 20-0003-CUP**

**PROJECT DESCRIPTION:**

This is a request for ***Preliminary Review***. The Design Review Board previously conducted Conceptual Review of the project on August 24, 2021. The applicant proposes to adaptively reuse the property for a mix of outdoor storage uses, such as for contractors' materials, boats, and motor homes. The project involves reuse of on-site concrete and new pervious paving to construct a level drive and circulation surface on the 4.9-acre lot with following details:

1. Improvements to an existing 190 sf two-room building with a storage room and single-room rest room that is proposed to be connected to the existing Goleta West Sanitary District sewer system in Ellwood Station Road and the Goleta Water District water supply on-site.
2. The existing septic system serving existing single-room rest room is proposed to be abandoned in-place.
3. Includes 3-visitor parking spaces, inclusive of one accessible space, adjacent to the improved rest room building. Grading associated with the project includes 1,000 cu. yds of cut and 1,600 cu. yds. of fill utilizing crushed base material from on-site. No export or import of fill is proposed.
4. Two existing underground pit structures formerly used to convey materials in the prior use of the site are proposed to be curbed to protect from traffic and covered with waterproof roof to prevent pond. The two structures will also be fenced for safety.
5. A 20-feet in width by 1,210 feet in length landscaped bioswale is proposed along the southern property line to capture and partially treat storm water.
6. Other proposed improvements include 8-foot-high security fencing with landscape screening, decorative landscaping at the property entrance, an entrance gate, driveway, and a stepped concrete stem wall of approximately 8-feet in height.
7. Frontage improvements are proposed such as sidewalk, curb, and gutter, and drainage improvements for storm water to connect to existing drainage improvements along Ellwood Station and pursuant to the City's standards.

8. The storage areas will not include any individual utilities (e.g., water, electricity) and no storage of hazardous materials above the National Fire Protection Association (NFPA) standard quantities would be allowed.
9. No new habitable structures are proposed as a part of the project and the project does not include any full-time employees. The site will be visited weekly by maintenance personnel who will conduct landscape maintenance, inspection of rental stalls and any debris cleanup required.

The subject property has a Zoning and General Plan Land Use designation of General Commercial (CG), located in the Inland Zone. The project does not include a request for adjustments or modification, and no development is proposed within 100 feet of an Environmentally Sensitive Habitat Area (ESHA). The project is represented by Gelare Macon of Flowers and Associate, Inc., for Alastair Winn of 35 Ellwood Station, LLC, property owner.

#### **DISCUSSION:**

During Conceptual Review the Design Review Board conducted on August 24, 2021, the board generally had favorable comments regarding the proposed use, the proposed landscaping and the project's consideration towards water quality. The project was ultimately continued with comments for the applicant to provide further study. The applicant will address these comments with the current submittal. A summary of the Design Review Board's comments for further study is below and the minutes for the August 24, 2021 Design Review Board meeting are attached.

- Study screening from the freeway corridor. Consider taller screening or use of existing berm.
- Consider providing a section drawing
- Study security of underground pit structures to be capped and abandoned in place.
- Consider solar energy for the project.
- Consider a different plant species than bougainvillea for perimeter screening.
- Consider queuing at the front gate.
- Consider additional landscaping in the front.

#### **NEXT STEPS**

If the DRB grants the applicant's request, the next steps include: (1) a public hearing for the Conditional Use Permit application and CEQA Notice of Exemption in front of the Planning Commission as the decision-maker, which includes the DRBs Preliminary recommendation, (2) a 10-day appeal period, and (3) a ministerial issuance of an Effectuating Zoning Clearance for the project if the Planning Commissions grants approval and no appeals of the project are filed.

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**ATTACHMENTS:**

A – DRB Minutes from August 24, 2021 (Item C.1)

B – Findings

C – Project Plans

Improvement Plan

Landscaping Plan & Renderings

Roof Over Vaults