



22 April 2022

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Planning & Environmental Services  
630 Cremona Drive  
Goleta, CA 93117

**RE: 5383 & 5385 Hollister Ave. (APN's: 071-140-074, -075)  
Seymour Duncan New Buildings, Case No. 20-0003-DP  
Applicant Responses to Conceptual Review Comments (8/24/21 Hearing)**

Please see the enclosed project plans, applicant responses to prior DRB comments in ***bold italics*** and a summary of project plan changes since the last review.

### **Summary of Project Plan Changes**

The project plans have been updated in response to prior DRB comments as outlined below and in summary:

- Updated proposed building on Site D elevation, NE entrance and increased fenestration
- Updated proposed building on Site D N façade to address client needs,
- Created a site shading exhibit to depict overall site shading exceedance

### **Applicant Responses to Prior DRB Review**

The Design Review Board conducted Conceptual review of Item D.2, Seymour Duncan New Buildings, 5383 and 5385 Hollister Avenue, APN 071-140-074; -075, Case No. 20-0003-DP, with the following comments:

1. The proposed project received positive comments. ***Noted***
2. The plan is intelligent and thoughtful. It is a handsome project. ***Noted***
3. The design is an extension of an already good development in the area. ***Noted***
4. The project seems appropriate for the neighborhood, and the massing, size, bulk, and scale seem appropriate. ***Noted***
5. The details on the plans are appreciated. ***Noted***

Architecture:

6. The Seymour Duncan building looks appropriate for the neighborhood. **Noted.**
7. The colors are good. **Noted.**
8. The materials are fine. A preference was made for using true finishes rather than faux finishes regarding the corten material. **Noted. Architect to address during hearing.**

Site Plan:

9. Study the opportunity to address the heat island effect. **The proposed project exceeds the City of Goleta's parking lot shading requirement under §17.38.110(J)(1). See Exhibit-A for parking lot shading plan for Parcels B, C, and D. Following is a table containing the parking lot shading statistics:**

Parcel	Parking Space Area SF	Drive Aisle Area SF	Total Parking Area SF	15 Yr Shaded Area SF	% Shaded Area	% Required §17.38.110(J)(1)	Comply
Parcel B	38,628	31,039	69,667	43,767	62.82%	50.00%	✓
Parcel C	21,894	18,478	40,372	27,176	67.31%	50.00%	✓
Parcel D	7,279	29,633	36,912	19,660	53.26%	50.00%	✓
Total	67,801	79,150	146,951	90,603	61.66%	50.00%	✓

10. Look at the pattern of movement of people through the hot parking areas. Consider adding solar shade structures or a couple of trees. **Canopy shade trees have been provided throughout the parking areas. As noted in #9 above, the proposed project provides more parking lot shading than required under §17.38.110(J)(1).**
11. Suggest adding a small trail on the side of the parking lot areas that is shaded so people do not need to walk through the parking lot. **The east side of Parcels B, C and D include primary pedestrian access via sidewalks along the east sides of the buildings. And the west side of Parcels B, C and D include primary pedestrian access via sidewalks along the west sides of the buildings. (See Exhibit the landscape sheets show these walkways and so do the Architectural Site Plans, not sure which sheets we want to use). There is a decomposed granite (DG) walking path along the westerly property line of the southern portion of Parcel B and the westerly property lines of Parcel C and D. There is insufficient space to incorporate a DG path along the east side of Parcels B, C and D without removing mature landscaping.**
12. On Parcel C, consider adding some solar shade structures or trees along the pedestrian walkway between the parking bays. **Crepe Myrtle and Strawberry trees have been provided in the landscaped parking lot medians and will provide partial shade for pedestrians and for parked**

***cars. We do not wish to include solar shade structures in the parking lot at this time.***

13. Adding EV charging stations would be beneficial. ***EV charging stations are included on all project parcels. Below is a table showing the number of EV stations located on each property and in total:***

Parcel	Standard EV	Accessible EV	Total EV Provided	Total Required \$17.38.110(G)	Comply
Parcel A	25	3	28	27	✓
Parcel B	22	2	24	23	✓
Parcel C	4	1	5	5	✓
Parcel D	10	2	12	12	✓
Total	61	8	69	67	✓

14. A suggestion was made to possibly include a bike lane with the public improvements. Consider not confronting bikes with vehicular traffic. ***Since the last DRB review, the applicant has worked closely with City staff and City Public Works and updated the site plans to include public improvements, including bike lanes, pursuant to Public Works requirements.***

#### Landscape

15. The landscape plan is nice. The plant palette is exceptional. ***Noted.***
16. The Strawberry trees would require maintenance due to the fruit drops. ***The clients love the look and form of the Strawberry Tree, and we are willing to deal with the small fruit it produces. All trees create some type of mess, and we realize that there is no such thing as a perfectly clean tree.***
17. There is no public entry from the walkway or the street to the symmetrical building entry facing Patterson Avenue, shown on Parcel D. A suggestion was made to re-enforce the symmetrical entry and the landscape plan to come together. ***The lobby entrance in the northeast corner of the Seymour Duncan building has been accentuated by and east elevation along Patterson Avenue has been deemphasized.***

Should you have any questions or require additional information, please contact our office at 966-2758 x: 117.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**



Heidi Jones, AICP  
Senior Planner

