

19-59.60

project information

PROJECT ADDRESS:	5585 HOLLISTER AVENUE (PARCEL A) & 5585 HOLLISTER AVENUE (PARCEL B) GOLETA, CA 93111
APN:	071-140-074 (PARCEL A) & 071-140-075 (PARCEL B)
GENERAL PLAN LAND USE DESIGNATION:	OFFICE AND INSTITUTIONAL
PROPERTY ZONING:	O1 - OFFICE AND INSTITUTIONAL
NOTE:	PARCEL B' (POST SUBDIVISION) AND PROPOSED PARCEL C' WILL BECOME AN INTERIOR LOT POST SUBDIVISION WITH 10'-0" SETBACKS ON ALL SIDES
IN FEMA FLOOD ZONE:	NO
FLOOR AREA RATIO (F.A.R.):	NOT APPLICABLE IN O1 ZONE; SEE BUILDING COVERAGE
ALLOWABLE BUILDING COVERAGE:	40% MAXIMUM
ALLOWABLE BUILDING HEIGHT:	35'-0" MAXIMUM
REQUIRED LANDSCAPE COVERAGE:	10% MINIMUM
DEDICATIONS:	20'-0" UN-NAMED PUBLIC ROAD PER RESOLUTION #71-411 (MORE ROAD) 42'-0" FROM CENTERLINE OF PATTERSON AVENUE (ROAD RIGHT-OF-WAY) 32'-0" FROM CENTERLINE OF EKWILL STREET (ROAD RIGHT-OF-WAY)
CONJUNCTIVE PARKING AGREEMENT:	REGIPROCAL EASEMENT AGREEMENT ("REA") 2007-0048462

existing parcel summary

EXISTING PARCEL A OF TPM 14576 (FOR REFERENCE ONLY)

GROSS LOT AREA:	183,831 SF (4.45 AC)
NET LOT AREA (W/O DEDICATIONS):	183,418 SF (4.21 AC)
TOTAL EXISTING FLOOR AREA:	GROSS AREA (1) FLOOR AREA (2) 82,984 SF 80,954 SF
EXISTING TRASH ENCLOSURE:	106 SF 81 SF
EXISTING BUILDING HEIGHT:	2-STORY, 33'-2" & 24'-2"
TYPE OF CONSTRUCTION:	TYPE V-B, NON-SPRINKLERED
OCCUPANCY TYPE:	B-BUSINESS
OCCUPANT LOAD:	553 OCCUPANTS
REQUIRED PARKING:	270 STALLS REQUIRED @ 1 / 300 SF (BUSINESS/PROFESSIONAL SERVICES)
EXISTING ON-SITE PARKING PROVIDED:	230 STALLS EXISTING (INCLUDING (5) ACCESSIBLE STALLS, (1) VAN ACCESSIBLE STALL & (8) COMPACT STALLS)
(REFER TO REGIPROCAL EASEMENT AGREEMENT #2007-0048462)	
REA PARKING PROVIDED:	270 STALLS PROVIDED @ 1 / 300 SF (INCLUDING (5) ACCESSIBLE STALLS, (1) VAN ACCESSIBLE STALL & (8) COMPACT STALLS)
SETBACKS (EXTERIOR LOT):	REQUIRED PROVIDED FRONT: 15'-0" 15'-0" INTERIOR SIDE: 15'-0" 15'-0" REAR: 15'-0" 15'-0"

EXISTING PARCEL B OF TPM 14576 (FOR REFERENCE ONLY)

GROSS LOT AREA:	364,548 SF (8.48 AC)
NET LOT AREA (W/O DEDICATIONS):	331,960 SF (7.16 AC)
TOTAL EXISTING FLOOR AREA:	GROSS AREA (1) FLOOR AREA (2) (BUILDINGS A, B3-B7, & C) 10,614 SF 68,142 SF
EXISTING TRASH ENCLOSURE:	241 SF 235 SF
EXISTING BUILDING HEIGHT:	1-STORY, 14'-6" & 12'-0"
TYPE OF CONSTRUCTION:	TYPE V-B, NON-SPRINKLERED
OCCUPANCY TYPE:	B-BUSINESS
OCCUPANT LOAD:	471 OCCUPANTS
REQUIRED PARKING:	228 STALLS REQUIRED @ 1 / 300 SF (BUSINESS/PROFESSIONAL SERVICES)
EXISTING ON-SITE PARKING PROVIDED:	351 STALLS EXISTING (INCLUDING (4) ACCESSIBLE STALLS, (1) VAN ACCESSIBLE STALL & (7) MOTORCYCLE STALLS)
(REFER TO REGIPROCAL EASEMENT AGREEMENT #2007-0048462)	
REA PARKING PROVIDED:	317 STALLS PROVIDED @ 140 / 300 SF (INCLUDING (4) ACCESSIBLE STALLS, (1) VAN ACCESSIBLE STALL, & (7) MOTORCYCLE STALLS)
SETBACKS (EXTERIOR LOT):	REQUIRED PROVIDED FRONT: 15'-0" 15'-0" INTERIOR SIDE: 15'-0" 15'-0" STREET SIDE: (4) 15'-0" 15'-0" REAR: 15'-0" 15'-0"

proposed parcel summary

PARCEL A (POST MODIFICATION)

GROSS LOT AREA:	183,831 SF (4.45 AC)
NET LOT AREA (W/O DEDICATIONS):	183,418 SF (4.21 AC)
TOTAL EXISTING FLOOR AREA:	GROSS AREA (1) FLOOR AREA (2) 82,984 SF 80,954 SF
EXISTING TRASH ENCLOSURE:	106 SF 81 SF
EXISTING BUILDING HEIGHT:	2-STORY, 33'-2" & 24'-2"
TYPE OF CONSTRUCTION:	TYPE V-B, NON-SPRINKLERED
OCCUPANCY TYPE:	B-BUSINESS
OCCUPANT LOAD:	553 OCCUPANTS
REQUIRED PARKING:	270 STALLS REQUIRED @ 1 / 300 SF (BUSINESS/PROFESSIONAL SERVICES)
TOTAL ON-SITE PARKING PROVIDED:	244 STALLS EXISTING (INCLUDING (3) STANDARD ACCESSIBLE STALLS, (2) STANDARD & (1) VAN ACCESSIBLE EV CHARGING STALLS, (25) STANDARD EV CHARGING STALLS, (48) COMPACT STALLS & (12) MOTORCYCLE STALLS)
(POST MODIFICATION)	
REA PARKING PROVIDED:	270 STALLS PROVIDED @ 1 / 300 SF (INCLUDING (3) STANDARD ACCESSIBLE STALLS, (2) STANDARD & (1) VAN ACCESSIBLE, (25) STANDARD EV CHARGING STALLS, (62) COMPACT STALLS & (12) MOTORCYCLE STALLS)
REQUIRED BICYCLE PARKING:	27 SHORT-TERM & 27 LONG-TERM
SHORT-TERM: 10% OF REQUIRED AUTOMOBILE PARKING	
LONG-TERM: 1 SPACE / 10 VEHICLE SPACE	
BICYCLE PARKING PROVIDED:	28 SHORT-TERM & 28 LONG-TERM W/ 6 CHARGING OUTLETS
SETBACKS (EXTERIOR LOT):	REQUIRED PROVIDED FRONT: 15'-0" 15'-0" INTERIOR SIDE: 15'-0" 15'-0" REAR: 15'-0" 15'-0"

PARCEL B (POST SUBDIVISION)

GROSS LOT AREA:	201,301 SF (4.62 AC)
NET LOT AREA (W/O DEDICATIONS):	190,362 SF (4.37 AC)
TOTAL EXISTING FLOOR AREA:	GROSS AREA (1) FLOOR AREA (2) (BUILDINGS A, B3-B7, & C) 70,614 SF 68,142 SF
EXISTING TRASH ENCLOSURE:	156 SF 123 SF
EXISTING BUILDING HEIGHT:	1-STORY, 14'-6" & 12'-0"
CONSTRUCTION TYPE:	TYPE V-B, NON-SPRINKLERED
OCCUPANCY TYPE:	B-BUSINESS
OCCUPANT LOAD:	471 OCCUPANTS
REQUIRED PARKING:	228 STALLS REQUIRED @ 1 / 300 SF (BUSINESS/PROFESSIONAL SERVICES)
TOTAL ON-SITE PARKING PARCEL B' (POST SUBDIVISION)	216 ON-SITE STALLS (INCLUDING (4) STANDARD ACCESSIBLE STALLS, (1) STANDARD & (1) VAN ACCESSIBLE EV CHARGING STALLS, (22) STANDARD EV CHARGING STALLS, (40) COMPACT STALLS & (10) MOTORCYCLE STALLS)
REA PARKING PROVIDED:	228 STALLS PROVIDED @ 1 / 300 SF (INCLUDING (4) STANDARD ACCESSIBLE STALLS, (1) STANDARD & (1) VAN ACCESSIBLE EV CHARGING STALLS, (22) STANDARD EV STALLS, (38) COMPACT STALLS & (11) MOTORCYCLE STALLS)
(BUILDINGS A, B3-B7, & C)	
REQUIRED BICYCLE PARKING:	24 SHORT-TERM & 23 LONG-TERM
SHORT-TERM: 10% OF REQUIRED AUTOMOBILE PARKING	
LONG-TERM: 1 SPACE / 10 VEHICLE SPACE	
BICYCLE PARKING PROVIDED:	24 SHORT-TERM & 23 LONG-TERM W/ 5 CHARGING OUTLETS
SETBACKS (INTERIOR LOT): (3)	REQUIRED PROVIDED FRONT: 10'-0" 10'-0" INTERIOR SIDE: 10'-0" 10'-0" REAR: 10'-0" 10'-0"

PROPOSED PARCEL C' WITH 1-STORY OFFICE BUILDING

GROSS LOT AREA:	74,215 SF (1.82 AC)
NET LOT AREA (W/O DEDICATIONS):	74,841 SF (1.72 AC)
TOTAL PROPOSED FLOOR AREA:	GROSS AREA (1) FLOOR AREA (2) TRASH ENCLOSURE: 14,000 SF 15,620 SF
BUILDING HEIGHT:	1-STORY, 22'-3 1/8" ABV. LOWEST EXISTING GRADE, 23'-6 3/4" ABV. LOWEST EXISTING GRADE (HIGHEST ARCHITECTURAL PROJECTION)
TYPE OF CONSTRUCTION:	TYPE V-B, FULLY SPRINKLERED
OCCUPANCY TYPE:	B-BUSINESS
OCCUPANT LOAD:	93 OCCUPANTS
REQUIRED PARKING:	46 STALLS REQUIRED @ 1 / 300 SF (PROFESSIONAL & BUSINESS SERVICES)
TOTAL ON-SITE PARKING PARCEL C':	128 STALLS (INCLUDING (2) STANDARD ACCESSIBLE STALLS, (1) VAN ACCESSIBLE EV CHARGING STALL, (4) STANDARD EV CHARGING STALLS, (16) COMPACT STALLS & (2) MOTORCYCLE STALLS)
REA PARKING PROVIDED:	46 STALLS PROVIDED @ 1 / 300 SF (INCLUDING (2) STANDARD ACCESSIBLE STALLS, (1) VAN ACCESSIBLE EV CHARGING STALL, (4) STANDARD EV CHARGING STALLS & (1) MOTORCYCLE STALL)
REQUIRED BICYCLE PARKING:	5 SHORT-TERM & 5 LONG-TERM W/ 2 CHARGING OUTLET
SHORT-TERM: 10% OF REQUIRED AUTOMOBILE PARKING	
LONG-TERM: 1 SPACE / 10 VEHICLE SPACE	
BICYCLE PARKING PROVIDED:	6 SHORT-TERM & 5 LONG-TERM W/ 2 CHARGING OUTLETS
SETBACKS (INTERIOR LOT): (3)	REQUIRED PROVIDED FRONT: 10'-0" 10'-0" INTERIOR SIDE: 10'-0" 10'-0" REAR: 10'-0" 10'-0"

PROPOSED PARCEL D' WITH 2-STORY OFFICE/R&D & TECHNOLOGY BUILDING

GROSS LOT AREA:	84,078 SF (2.04 AC)
NET LOT AREA (W/O DEDICATIONS):	72,102 SF (1.61 AC)
TOTAL PROPOSED FLOOR AREA:	GROSS AREA (1) FLOOR AREA (2) 22,002 SF 21,350 SF
1ST FLOOR AREA:	12,000 SF 11,816 SF
2ND FLOOR AREA:	10,002 SF 9,534 SF
TRASH ENCLOSURE:	133 SF 117 SF
EQUIPMENT STORAGE:	561 SF 504 SF
ACTUAL BUILDING HEIGHT:	2-STORY, 34'-4 3/4" ABV. LOWEST EXISTING GRADE
TYPE OF CONSTRUCTION:	TYPE III-B, FULLY SPRINKLERED
OCCUPANCY TYPE:	B-BUSINESS / F-2 LOW-HAZARD FACTORY INDUSTRIAL / S-2 LOW-HAZARD STORAGE
OCCUPANT LOAD:	238 OCCUPANTS
REQUIRED PARKING:	111 STALLS REQUIRED @ 1 / 300 SF (OFFICE, R&D AND TECHNOLOGY)
TOTAL ON-SITE PARKING PARCEL D':	67 STALLS (INCLUDING (2) STANDARD ACCESSIBLE STALLS, (1) STANDARD & (1) VAN ACCESSIBLE EV CHARGING STALLS, (10) STANDARD EV CHARGING STALLS, (10) COMPACT STALLS & (5) MOTORCYCLE STALLS)
REA PARKING PROVIDED:	111 STALLS PROVIDED @ 1 / 300 SF (INCLUDING (2) STANDARD ACCESSIBLE STALLS, (1) STANDARD & (1) VAN ACCESSIBLE EV CHARGING STALLS, (10) STANDARD EV CHARGING STALLS, (17) COMPACT STALLS & (5) MOTORCYCLE STALLS)
LOADING SPACE:	2 LOADING SPACES REQUIRED, 2 LOADING SPACES PROVIDED & 1 FUTURE LOADING SPACE
REQUIRED BICYCLE PARKING:	11 SHORT-TERM & 11 LONG-TERM
SHORT-TERM: 10% OF REQUIRED AUTOMOBILE PARKING	
LONG-TERM: 1 SPACE / 10 VEHICLE SPACE	
BICYCLE PARKING PROVIDED:	12 SHORT-TERM & 12 LONG-TERM W/ 4 CHARGING OUTLETS
SETBACKS (EXTERIOR LOT):	REQUIRED PROVIDED FRONT: 15'-0" 15'-0" INTERIOR SIDE: 15'-0" 15'-0" STREET SIDE: (4) 15'-0" 15'-0" REAR: 15'-0" 15'-0"

under separate permit

- AUTOMATIC FIRE SPRINKLER SYSTEM
- SIGNAGE

- NOTES:
- (1) GROSS FLOOR AREA, MEASURED IN ACCORDANCE WITH 2019 CBC SECTION 202
 - (2) NET FLOOR AREA, MEASURED IN ACCORDANCE WITH CITY OF GOLETA ZONING ORDINANCE SECTION 17.05.070
 - (3) PROPOSED PARCEL B AND PARCEL C ARE EACH AN INTERIOR LOT PURSUANT TO SECTION 17.13.020
 - (4) EXISTING PARCEL B AND PROPOSED PARCEL D REQUIRE A SIDE STREET SETBACK FROM EKWILL STREET PURSUANT TO SECTION 17.13.020 AND PARKING SET BACK FROM THE EKWILL STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 17.13.070(b).
 - (5) EXISTING PARCELS A AND B AND PROPOSED PARCELS C AND D ARE SUBJECT TO A CONJUNCTIVE PARKING AGREEMENT IN ACCORDANCE WITH SECTION 17.13.070(c)(2) TITLED REGIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT #2007-0048462, OFFICIAL RECORDS, COUNTY OF SANTA BARBARA ("REA").

parcel statistics

EXISTING PARCEL A OF PM 14316

EXISTING SITE STATISTICS															
	LOT SIZE	MAX ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	193,831 SF (4.45 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.45	40%	43,714 SF (22.58%)	106 SF (0.05%)	64,940 SF (36.08%)	38,234 SF (19.73%)	9,421 SF (5.12%)	118,100 SF (60.93%)	N/A	31,851 SF (16.45%)	-	-	31,851 SF (16.45%)
SITE NET AREA	183,418 SF (4.21 AC) (100%)		0.45	40%	43,714 SF (23.81%)	106 SF (0.06%)	64,417 SF (35.12%)	38,234 SF (20.85%)	9,881 SF (5.34%)	112,543 SF (61.36%)	N/A	26,995 SF (14.72%)	-	-	26,995 SF (14.72%)

PARCEL 'A' (POST SCD)

EXISTING SITE STATISTICS															
	LOT SIZE	MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX. ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	193,831 SF (4.45 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.45	40%	43,714 SF (22.58%)	106 SF (0.05%)	64,940 SF (36.08%)	38,241 SF (19.73%)	12,312 SF (6.32%)	118,541 SF (61.18%)	N/A	31,358 SF (16.18%)	-	-	31,358 SF (16.18%)
SITE NET AREA	183,418 SF (4.21 AC) (100%)		0.45	40%	43,714 SF (23.81%)	106 SF (0.06%)	64,417 SF (35.12%)	38,241 SF (20.91%)	12,271 SF (6.60%)	113,041 SF (61.63%)	N/A	26,441 SF (14.45%)	-	-	26,441 SF (14.45%)

EXISTING PARCEL B OF PM 14316

EXISTING SITE STATISTICS															
	LOT SIZE	MAX ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	369,548 SF (8.48 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.19	40%	70,614 SF (19.11%)	291 SF (0.08%)	64,810 SF (17.54%)	63,176 SF (17.63%)	11,535 SF (3.12%)	141,521 SF (38.24%)	N/A	151,712 SF (42.53%)	-	-	151,712 SF (42.53%)
SITE NET AREA	337,960 SF (7.76 AC) (100%)		0.21	40%	70,614 SF (20.84%)	291 SF (0.09%)	52,174 SF (15.44%)	63,176 SF (19.24%)	11,074 SF (3.28%)	128,424 SF (38.00%)	N/A	138,631 SF (41.02%)	-	-	138,631 SF (41.02%)

PARCEL 'B' (POST SUBDIVISION)

SITE STATISTICS															
	LOT SIZE	MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX. ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	201,301 SF (4.62 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.35	40%	70,614 SF (35.08%)	156 SF (0.08%)	31,034 SF (15.42%)	38,628 SF (19.14%)	11,401 SF (5.61%)	81,074 SF (40.27%)	N/A	44,463 SF (24.57%)	-	-	44,463 SF (24.57%)
SITE NET AREA	190,362 SF (4.31 AC) (100%)		0.31	40%	70,614 SF (37.04%)	156 SF (0.08%)	25,761 SF (13.53%)	38,628 SF (20.24%)	10,919 SF (5.74%)	75,308 SF (39.56%)	N/A	44,284 SF (23.26%)	-	-	44,284 SF (23.26%)

PROPOSED PARCEL 'C' (PROPOSED 1-STORY OFFICE BUILDING)

SITE STATISTICS															
	LOT SIZE	MAX ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	79,219 SF (1.82 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.18	40%	14,000 SF (17.61%)	156 SF (0.20%)	18,478 SF (23.33%)	21,844 SF (27.64%)	7,724 SF (9.75%)	48,046 SF (60.72%)	N/A	15,521 SF (19.60%)	360 SF (0.45%)	1,074 SF (1.36%)	16,595 SF (21.41%)
SITE NET AREA	74,841 SF (1.72 AC) (100%)		0.19	40%	14,000 SF (18.64%)	156 SF (0.21%)	16,851 SF (22.51%)	21,844 SF (29.23%)	7,430 SF (9.92%)	46,181 SF (61.66%)	N/A	13,126 SF (17.53%)	360 SF (0.48%)	1,074 SF (1.43%)	14,560 SF (19.44%)

PROPOSED PARCEL 'D' (PROPOSED SEYMOUR DUNCAN 2-STORY R&D BUILDING)

SITE STATISTICS															
	LOT SIZE	MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX. ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	84,078 SF (2.04 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.38	40%	22,002 SF (24.70%)	700 SF (0.71%)	24,633 SF (29.27%)	7,214 SF (8.71%)	7,130 SF (8.00%)	44,042 SF (44.44%)	N/A	15,315 SF (17.98%)	4516 SF (5.14%)	2,443 SF (2.74%)	22,334 SF (26.07%)
SITE NET AREA	72,702 SF (1.67 AC) (100%)		0.41	40%	22,002 SF (30.26%)	700 SF (0.96%)	20,741 SF (28.61%)	7,214 SF (10.01%)	4,802 SF (6.33%)	32,678 SF (44.95%)	N/A	10,505 SF (14.71%)	4516 SF (6.24%)	2,443 SF (3.36%)	17,322 SF (23.83%)

parking statistics

17.38 PARKING COMPLIANCE TABLES

Existing Parking				Parking Totals					Vehicular Parking Breakdown															Truck Loading			Bicycle Parking											
Summary Parking Compliance Table		Requirement (1) \$17.38.040	Floor Area \$17.03.70	Required \$17.38.040	Existing On-Site Parking	REA (2) Allocated	Compliance	Standard Parking	Compact Parking General Plan TE 9.5					Accessible (2019 CBC Table 11B-208.2)					Charging Stalls \$17.38.110(G)					Parking Reductions - Motorcycle \$17.38.050(A)			Loading			Short Term Bicycle Parking \$17.38.090(A)(1)			Long Term Bicycle Parking \$17.38.090(B)(1)			Bicycle Charging \$17.38.090(C)		
								Provided On-Site	Allowed	Provided On-Site	REA (1) Allocated	Comply	Total Required	Standard Provided	EV Provided	Total Provided	Comply	Total Required	Standard Provided	Accessible	Total Provided	Comply	Allowed	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply				
Parcel A		1 space per 300 sf of Floor Area	80,954	270	230	270	✓	206	46	18	18	✓	6	6	0	6	✓	27	0	0	0	0	NA	13	0	NA	0	0	NA	27	0	NA	6	0	NA			
									20%	8%	7%		2%	2%	0%	2%		10%	0%	0%	0%		5%	0%	NA	0%	0%	NA	10%	0%	NA	10%	0%	NA				
Parcel B		1 space per 300 sf of Floor Area	68,142	228	357	317	✓	345	71	0	0	✓	5	5	0	5	✓	23	0	0	0	0	NA	11	7	NA	0	0	NA	23	0	NA	5	0	NA			
									20%	0%	0		2%	2%	0%	2%		10%	0%	0%	0%		5%	2%	NA	0%	0%	NA	10%	0%	NA	10%	0%	NA				
Total		1 space per 300 sf of Floor Area	149,096	498	587	587	✓	551	117	18	18	✓	11	11	0	11	✓	50	0	0	0	0	NA	24	7	NA	0	0	NA	50	0	NA	11	0	NA			
									20%	3%	3%		2%	2%	0%	2%		10%	0%	0%	0%		5%	1%	NA	0%	0%	NA	10%	0%	NA	10%	0%	NA				

(1) Applicable Use Classifications: Business Services; Banks and Financial Institutions; Government Buildings; Information Technology; Instructional Services; Media Production; Medical, Dental & Health Related Services; Professional Services; Personal Services; Social Services; and R&D and Technology

(2) See conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

(3) Existing conditions predates the 2020 adoption of the New Zoning Ordinance

Proposed Parking				Parking Totals				Vehicular Parking Breakdown															Truck Loading			Bicycle Parking													
Summary Parking Compliance Table				Requirement (1) \$17.38.040	Floor Area \$17.03.70	Required \$17.38.040	Proposed On-Site Parking	REA (2) Allocated	Compliance	Standard Parking	Compact Parking General Plan TE 9.5				Accessible (2019 CBC Table 11B-208.2)				Charging Stalls \$17.38.110(G)				Parking Reductions - Motorcycle \$17.38.050(A)			Loading			Short Term Bicycle Parking \$17.38.090(A)(1)			Long Term Bicycle Parking \$17.38.090(B)(1)			Bicycle Charging \$17.38.090(C)				
										Provided On-Site	Allowed	Provided On-Site	REA (1) Allocated	Comply	Total Required	Standard Provided	EV Provided	Total Provided	Comply	Total Required	Standard Provided	Accessible	Total Provided	Comply	Allowed	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply			
Parcel A				1 space per 300 sf of Floor Area	80,954	270	244	270	✓	153	48	48	48	✓	6	3	3	6	✓	27	25	3	28	✓	13	12	✓	0	0	✓	27	28	✓	27	28	✓	6	6	✓
											20%	18%	18%	✓	2%	1%	1%	2%	✓	10%	9%	1%	10%	✓	5%	5%	✓	0	0	✓	10%	10%	✓	10%	10%	✓	10%	11%	✓
Parcel B				1 space per 300 sf of Floor Area	68,142	228	216	228	✓	138	43	40	40	✓	5	4	2	6	✓	23	22	2	24	✓	11	10	✓	0	0	✓	23	24	✓	23	23	✓	5	5	✓
											20%	18%	18%	✓	2%	1%	0%	2%	✓	10%	9%	0%	10%	✓	5%	4%	✓	0	0	✓	10%	10%	✓	10%	10%	✓	10%	10%	✓
Parcel C				1 space per 300 sf of Floor Area	13,620	46	128	46	✓	100	25	19	25	✓	1	2	1	3	✓	5	4	1	5	✓	2	2	✓	0	0	✓	4	6	✓	4	5	✓	1	2	✓
											20%	41%	54%	✓	2%	4%	2%	6%	✓	10%	8%	2%	10%	✓	5%	4%	✓	0	0	✓	10%	13%	✓	10%	11%	✓	10%	11%	✓
Parcel D				1 space per 300 sf of Floor Area	33,166	111	67	111	✓	38	13	10	4	✓	3	2	2	4	✓	12	10	2	12	✓	5	5	✓	2	2	✓	11	12	✓	11	12	✓	3	4	✓
											20%	9%	4%	✓	2%	1%	1%	3%	✓	10%	9%	1%	10%	✓	5%	5%	✓	10%	10%	✓	10%	11%	✓	10%	11%	✓	10%	1%	✓
Total				1 space per 300 sf of Floor Area	195,882	655	655	655	✓	429	131	117	117	✓	15	11	8	19	✓	67	61	8	69	✓	31	29	✓	2	2	✓	65	70	✓	65	68	✓	15	17	✓
											20%	18%	18%		2%	1%	1%	2%		10%	9%	1%	10%		5%	5%					10%	10%		10%	3%				

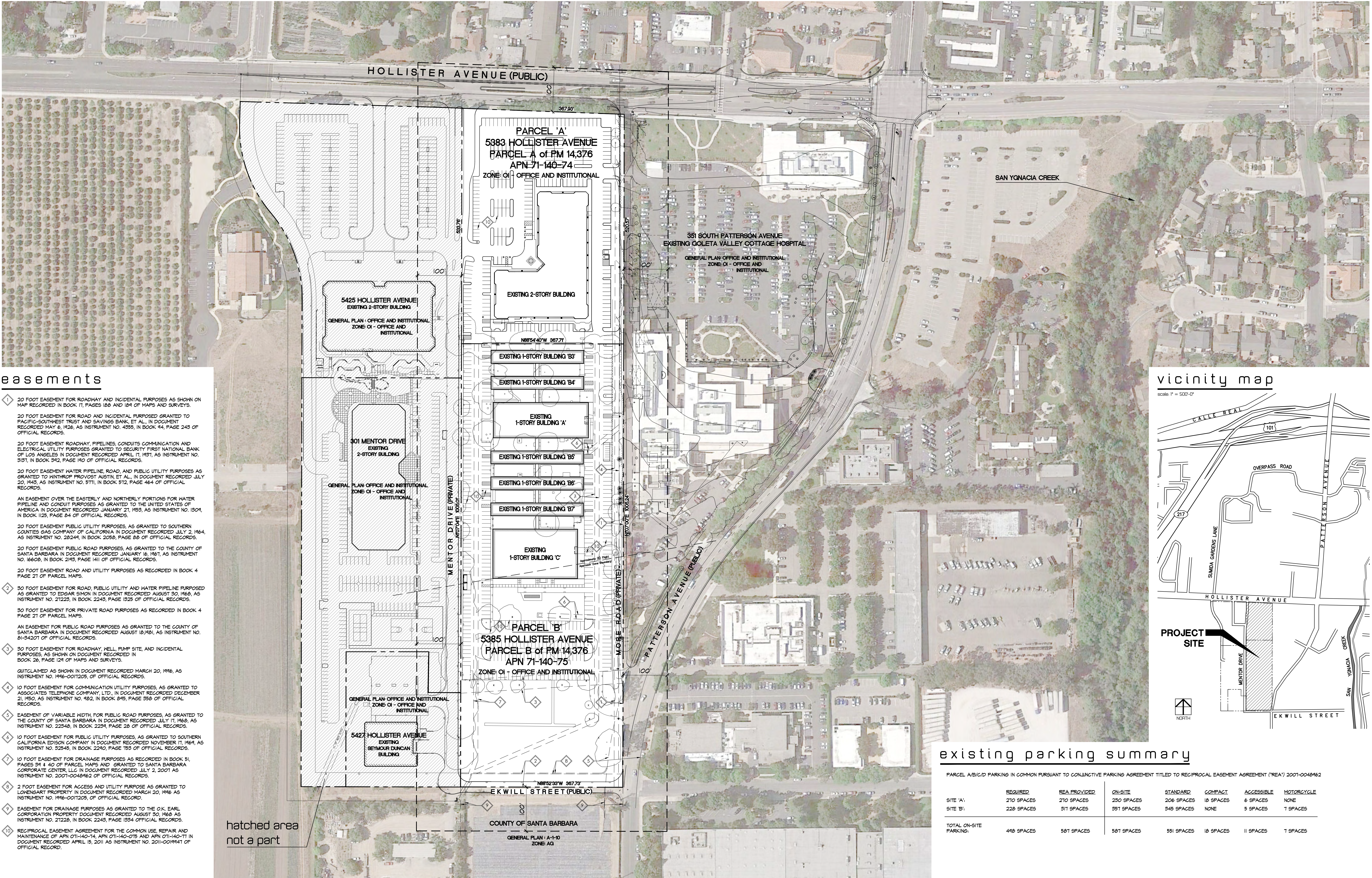
(1) Applicable Use Classifications: Business Services; Banks and Financial Institutions; Government Buildings; Information Technology; Instructional Services; Media Production; Medical, Dental & Health Related Services; Professional Services; Personal Services; Social Services; and R&D and Technology

(2) See conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

development regulation analysis

17.09.030 Development Regulations Compliance Table

		\$17.09.030 Requirement OI District		Existing Parcel A		Existing Parcel B		Subdivision Parcels Parcel B*		Post-Subdivision Parcel C*		Parcel D		Compliance
		SF	Acres	SF	Acres	SF	Acres	SF	Acres	SF	Acres	SF	Acres	
Gross Lot Area		193,837	4.45	369,598	8.48	201,307	4.62	79,213	1.82	89,078	2.04			
Net Lot Area		183,418	4.21	337,960	7.76	190,362	4.37	74,897	1.72	72,702	1.67			
Building Footprint		70,614		70,614		70,614		14,000		22,002				
Building Areas														
Gross Building Area (\$202, 2019 CBC)		82,984		70,614		70,614		14,000		34,002				
Floor Area (\$17.03.070)		80,954		68,142		68,142		13,620		33,382				
Minimum Lot Area (acre)		N/A	NA	NA		NA		NA		NA				
Maximum Lot Coverage (\$17.03.110)		40% (Max)	22.62%	20.94%		37.11%		18.69%		30.54%				✓
Maximum Dwelling Unit Density (units/acre)		20	NA	NA		NA		NA		NA				
Maximum Building Height (ft.)		35' (Max)	33'-2"	14'-6"		14'-6"		22'-3.125"		34'-9.84"				✓
Minimum Setbacks (ft.)														
Front		15'	15'	15'		10'		10'		15'				✓
Interior Side		15'	15'	15'		10'		10'		15'				✓
Street Side		15'	15'	15'		NA		NA		15'				✓
Rear		15'(A)	15'	15'		10'		10'		15'				✓
Minimum Landscaping		10%	16.43%	42.53%		24.57%		19.60%		19.78%				✓
Limitations on Curb Cuts		(B)	None	None		None		None		2				✓
Parking		\$17.38.040		See Separate Parking Tables										✓
Limitations on Outdoor Activities		N/A	NA	NA		NA		NA		NA				

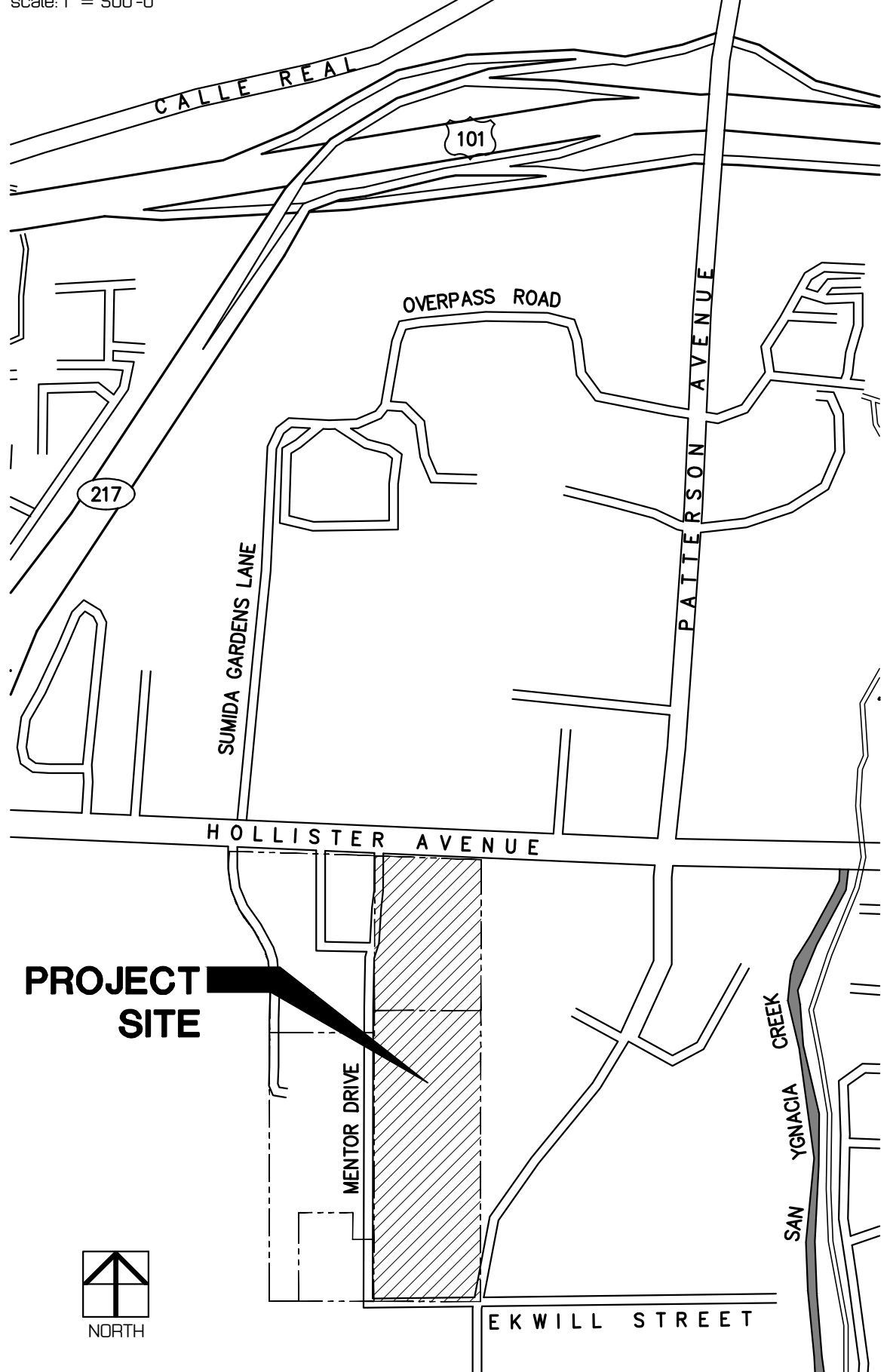


easements

- 20 FOOT EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES AS SHOWN ON MAP RECORDED IN BOOK 11, PAGES 188 AND 184 OF MAPS AND SURVEYS.
- 20 FOOT EASEMENT FOR ROAD AND INCIDENTAL PURPOSES GRANTED TO PACIFIC-SOUTHWEST TRUST AND SAVINGS BANK, ET AL, IN DOCUMENT RECORDED MAY 6, 1926, AS INSTRUMENT NO. 4355, IN BOOK 44, PAGE 245 OF OFFICIAL RECORDS.
- 20 FOOT EASEMENT ROADWAY, PIPELINES, CONDUITS COMMUNICATION AND ELECTRICAL UTILITY PURPOSES GRANTED TO SECURITY FIRST NATIONAL BANK OF LOS ANGELES IN DOCUMENT RECORDED APRIL 11, 1937, AS INSTRUMENT NO. 9137, IN BOOK 392, PAGE 160 OF OFFICIAL RECORDS.
- 20 FOOT EASEMENT WATER PIPELINE, ROAD, AND PUBLIC UTILITY PURPOSES AS GRANTED TO WINTHROP PROVOST AND SONS, ET AL, IN DOCUMENT RECORDED JULY 20, 1943, AS INSTRUMENT NO. 5771, IN BOOK 512, PAGE 464 OF OFFICIAL RECORDS.
- AN EASEMENT OVER THE EASTERLY AND NORTHERLY PORTIONS FOR WATER PIPELINE AND CONDUIT PURPOSES AS GRANTED TO THE UNITED STATES OF AMERICA IN DOCUMENT RECORDED JANUARY 27, 1953, AS INSTRUMENT NO. 1304, IN BOOK 1125, PAGE 84 OF OFFICIAL RECORDS.
- 20 FOOT EASEMENT PUBLIC UTILITY PURPOSES, AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA IN DOCUMENT RECORDED JULY 2, 1964, AS INSTRUMENT NO. 28244, IN BOOK 2058, PAGE 88 OF OFFICIAL RECORDS.
- 20 FOOT EASEMENT PUBLIC ROAD PURPOSES, AS GRANTED TO THE COUNTY OF SANTA BARBARA IN DOCUMENT RECORDED JANUARY 16, 1967, AS INSTRUMENT NO. 16608, IN BOOK 2193, PAGE 141 OF OFFICIAL RECORDS.
- 20 FOOT EASEMENT ROAD AND UTILITY PURPOSES AS RECORDED IN BOOK 4 PAGE 21 OF PARCEL MAPS.
- 30 FOOT EASEMENT FOR ROAD, PUBLIC UTILITY AND WATER PIPELINE PURPOSES AS GRANTED TO EDGAR SIMON IN DOCUMENT RECORDED AUGUST 30, 1969, AS INSTRUMENT NO. 21223, IN BOOK 2245, PAGE 1525 OF OFFICIAL RECORDS.
- 30 FOOT EASEMENT FOR PRIVATE ROAD PURPOSES AS RECORDED IN BOOK 4 PAGE 21 OF PARCEL MAPS.
- AN EASEMENT FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN DOCUMENT RECORDED AUGUST 18, 1981, AS INSTRUMENT NO. 81-34207 OF OFFICIAL RECORDS.
- 30 FOOT EASEMENT FOR ROADWAY, WELL, PUMP SITE, AND INCIDENTAL PURPOSES AS SHOWN ON DOCUMENT RECORDED IN BOOK 26, PAGE 124 OF MAPS AND SURVEYS.
- QUITCLAIMED AS SHOWN IN DOCUMENT RECORDED MARCH 20, 1996, AS INSTRUMENT NO. 1996-001205, OF OFFICIAL RECORDS.
- 10 FOOT EASEMENT FOR COMMUNICATION UTILITY PURPOSES, AS GRANTED TO ASSOCIATES TELEPHONE COMPANY, LTD., IN DOCUMENT RECORDED DECEMBER 21, 1950, AS INSTRUMENT NO. 482, IN BOOK 845, PAGE 350 OF OFFICIAL RECORDS.
- EASEMENT OF VARIABLE WIDTH FOR PUBLIC ROAD PURPOSES, AS GRANTED TO THE COUNTY OF SANTA BARBARA IN DOCUMENT RECORDED JULY 11, 1968, AS INSTRUMENT NO. 22549, IN BOOK 2239, PAGE 28 OF OFFICIAL RECORDS.
- 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN DOCUMENT RECORDED NOVEMBER 11, 1969, AS INSTRUMENT NO. 32545, IN BOOK 2290, PAGE 153 OF OFFICIAL RECORDS.
- 10 FOOT EASEMENT FOR DRAINAGE PURPOSES AS RECORDED IN BOOK 51, PAGES 34 & 40 OF PARCEL MAPS AND GRANTED TO SANTA BARBARA CORPORATE CENTER, LLC IN DOCUMENT RECORDED JULY 2, 2007 AS INSTRUMENT NO. 2007-0048462 OF OFFICIAL RECORDS.
- 2 FOOT EASEMENT FOR ACCESS AND UTILITY PURPOSE AS GRANTED TO LOVINGHART PROPERTY IN DOCUMENT RECORDED MARCH 20, 1996 AS INSTRUMENT NO. 1996-001205, OF OFFICIAL RECORD.
- EASEMENT FOR DRAINAGE PURPOSES AS GRANTED TO THE O.K. EARL CORPORATION PROPERTY IN DOCUMENT RECORDED AUGUST 30, 1969 AS INSTRUMENT NO. 21228, IN BOOK 2245, PAGE 1534 OF OFFICIAL RECORDS.
- RECIPROCAL EASEMENT AGREEMENT FOR THE COMMON USE, REPAIR AND MAINTENANCE OF APN 071-140-74, APN 071-140-075 AND APN 071-140-77 IN DOCUMENT RECORDED APRIL 15, 2011 AS INSTRUMENT NO. 2011-0019441 OF OFFICIAL RECORD.

hatched area
not a part

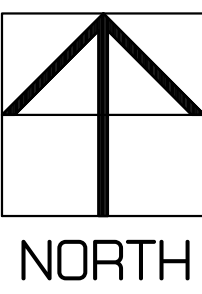
vicinity map



existing parking summary

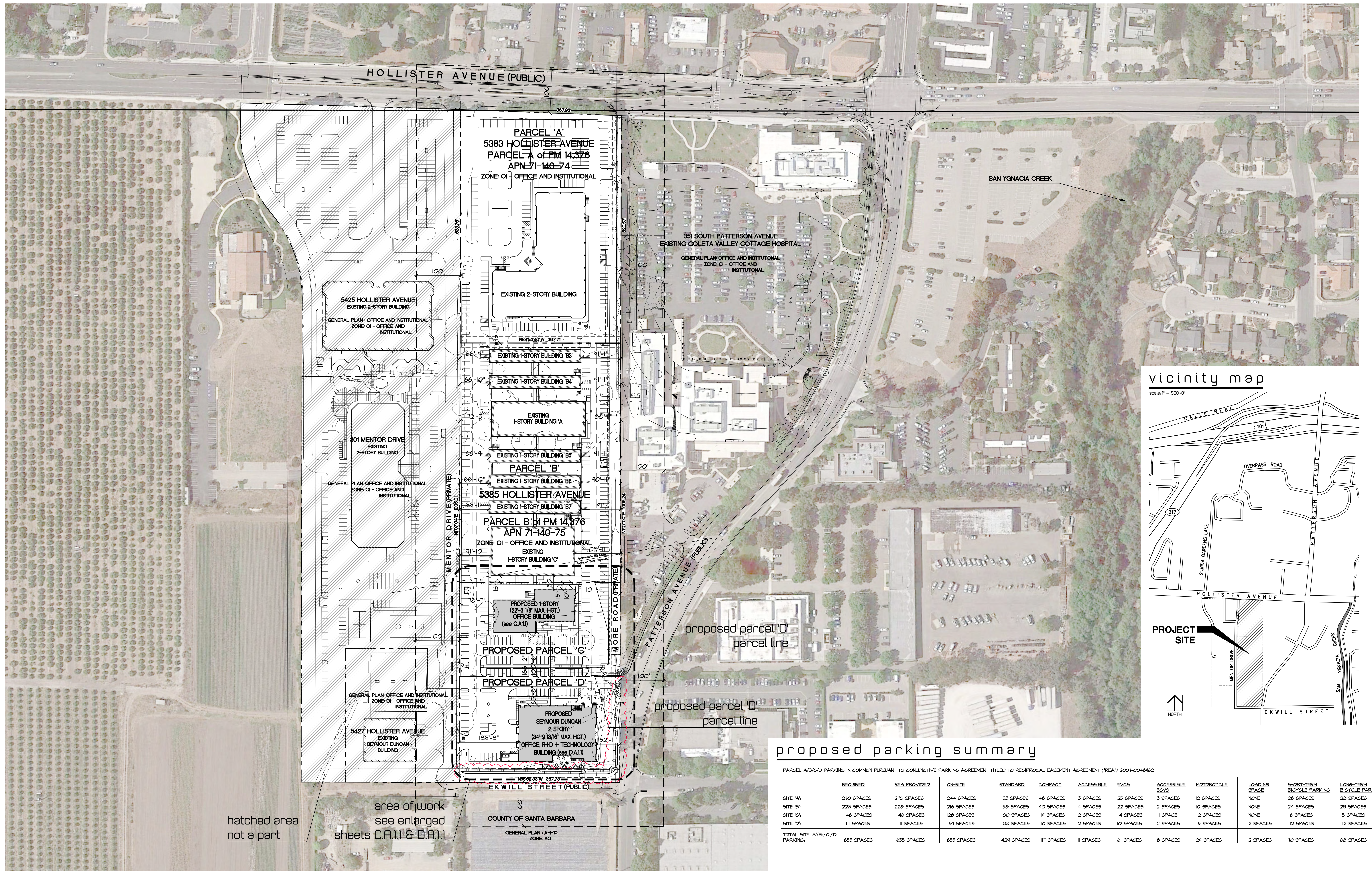
PARCEL A/B/C/D PARKING IN COMMON PURSUANT TO CONJUNCTIVE PARKING AGREEMENT TITLED TO RECIPROCAL EASEMENT AGREEMENT ("REA") 2007-0048462							
	REQUIRED	REA PROVIDED	ON-SITE	STANDARD	COMPACT	ACCESSIBLE	MOTORCYCLE
SITE 'A':	210 SPACES	210 SPACES	230 SPACES	206 SPACES	18 SPACES	6 SPACES	NONE
SITE 'B':	228 SPACES	311 SPACES	591 SPACES	345 SPACES	NONE	5 SPACES	7 SPACES
TOTAL ON-SITE PARKING:	448 SPACES	581 SPACES	581 SPACES	551 SPACES	18 SPACES	11 SPACES	7 SPACES

overall existing and easement site plan
(for reference only)
scale: 1" = 80'-0"



Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekwill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111

remarks	date
APPLICATION SET	10-07-2020
REV. APPLICATION SET	06-28-2021



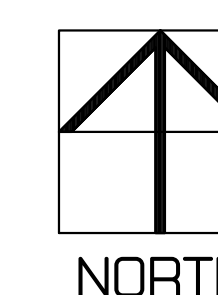
proposed parking summary

PARCEL A/B/C/D PARKING IN COMMON PURSUANT TO CONJUNCTIVE PARKING AGREEMENT TITLED TO RECIPROCAL EASEMENT AGREEMENT ("REA") 2007-0048462

	REQUIRED	REA PROVIDED	ON-SITE	STANDARD	COMPACT	ACCESSIBLE	EVCS	ACCESSIBLE EVCS	MOTORCYCLE	LOADING SPACE	SHORT-TERM BICYCLE PARKING	LONG-TERM BICYCLE PARKING
SITE 'A'	210 SPACES	210 SPACES	244 SPACES	153 SPACES	48 SPACES	3 SPACES	25 SPACES	3 SPACES	12 SPACES	NONE	28 SPACES	28 SPACES
SITE 'B'	228 SPACES	228 SPACES	216 SPACES	158 SPACES	40 SPACES	4 SPACES	22 SPACES	2 SPACES	10 SPACES	NONE	24 SPACES	23 SPACES
SITE 'C'	46 SPACES	46 SPACES	128 SPACES	100 SPACES	18 SPACES	2 SPACES	4 SPACES	1 SPACE	2 SPACES	NONE	6 SPACES	5 SPACES
SITE 'D'	111 SPACES	111 SPACES	61 SPACES	38 SPACES	10 SPACES	2 SPACES	10 SPACES	2 SPACES	5 SPACES	2 SPACES	12 SPACES	12 SPACES
TOTAL SITE 'A'/B'/C'/D' PARKING:	655 SPACES	655 SPACES	655 SPACES	429 SPACES	117 SPACES	11 SPACES	61 SPACES	8 SPACES	24 SPACES	2 SPACES	70 SPACES	68 SPACES

proposed overall site plan

scale: 1" = 80'-0"



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remarks	date
APPLICATION SET	10-07-2020
REV. APPLICATION SET	06-28-2021
REVISED SHEET	12-15-2021

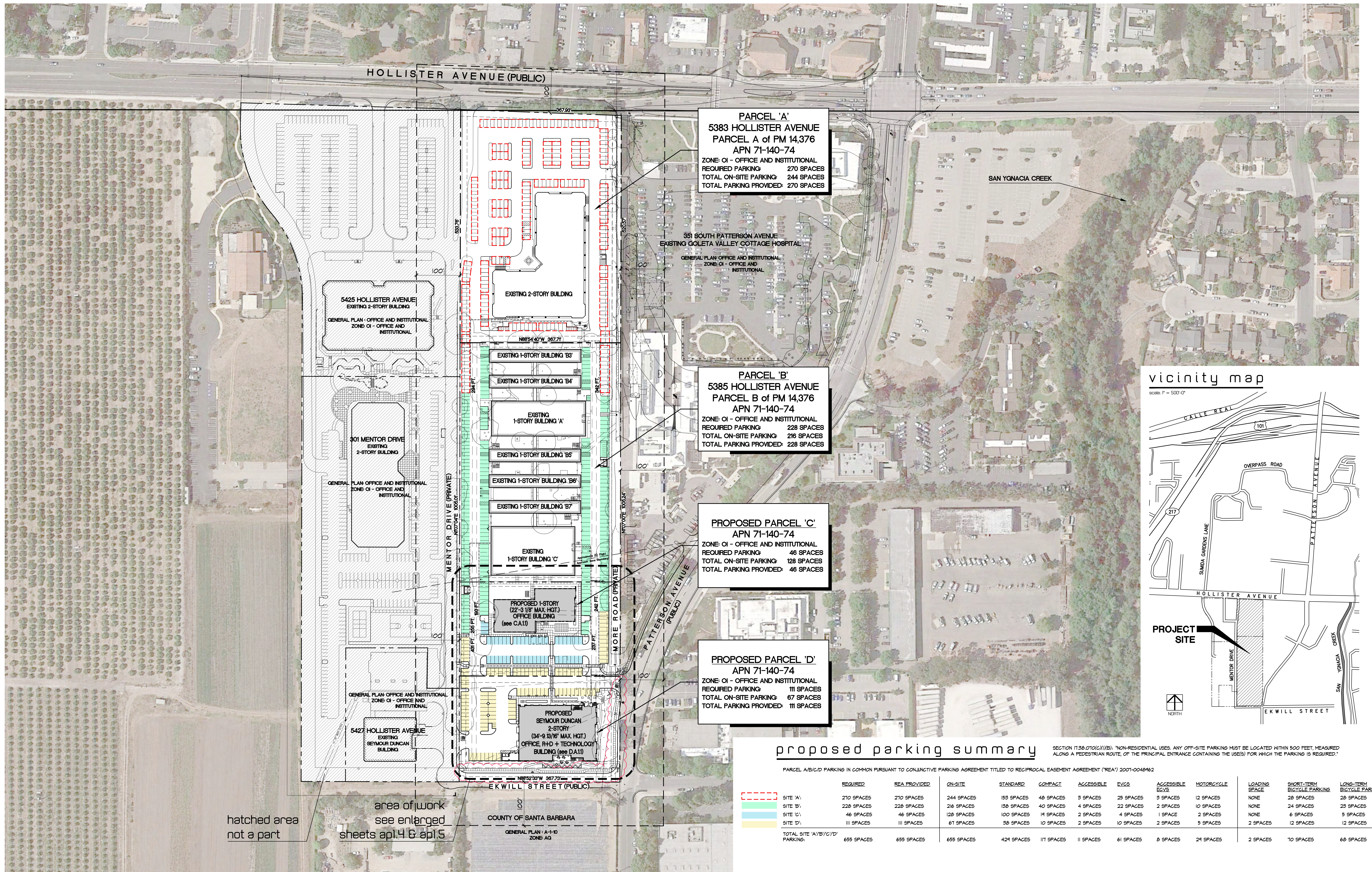
95550

0.4

pk:a

pkarchitecture

25619 Agoura Road
Agoura Hills, California 91301
v: 818.594.0057 f: 818.594.0019
w: pkarchitecture.net



legend

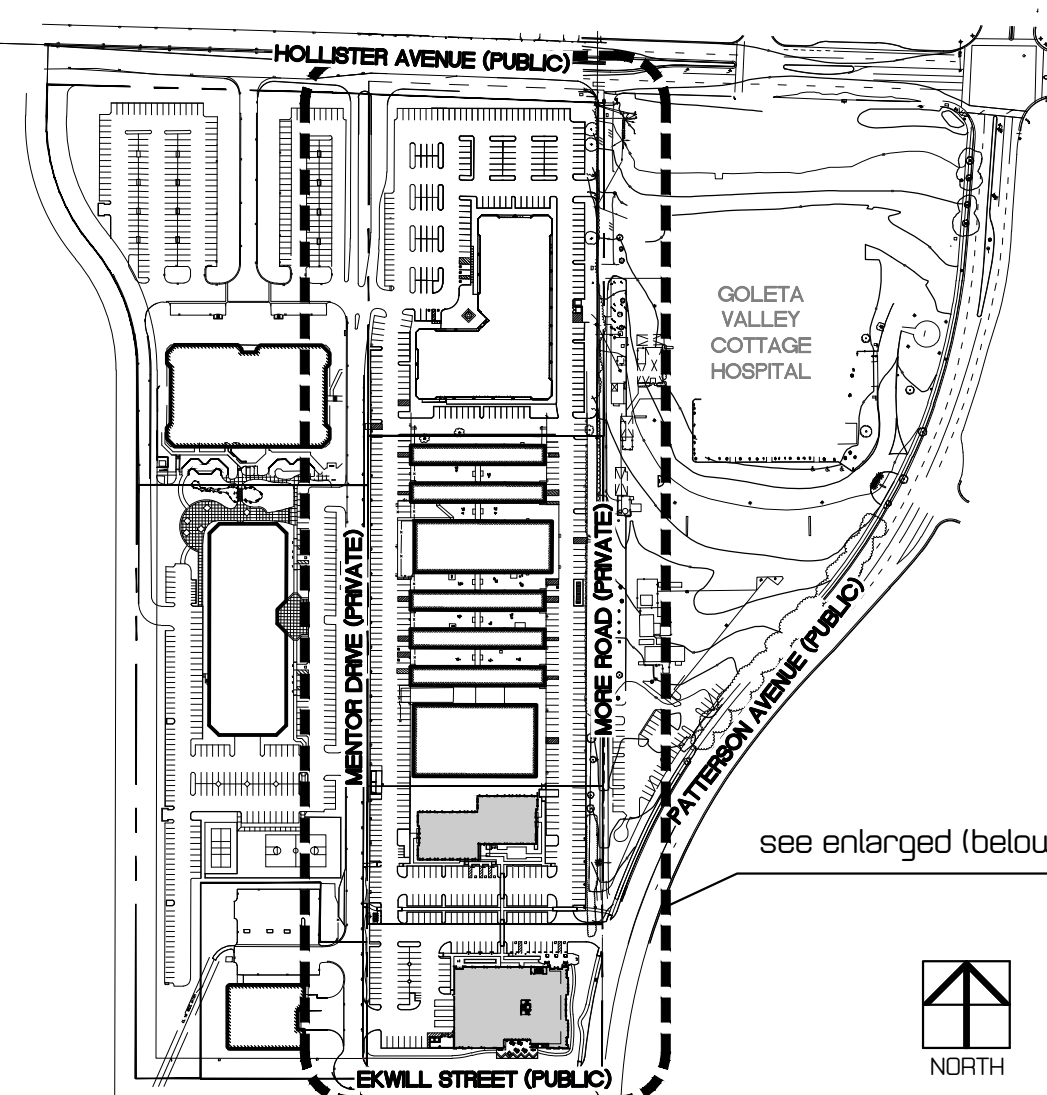
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- PEDESTRIAN CIRCULATION

FIRE APPARATUS ACCESS ROAD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FT. 6 IN. AND INTERIOR TURNING RADIUS OF 24 FT.
FOR BUILDINGS EXCEEDING 30 FT. IN HEIGHT AN APPROVED AERIAL FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED.
AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FT. EXCLUSIVE OF SHOULDERS AND SHALL BE LOCATED NOT LESS THAN 15 FT. AND NOT GREATER THAN 30 FT. FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.

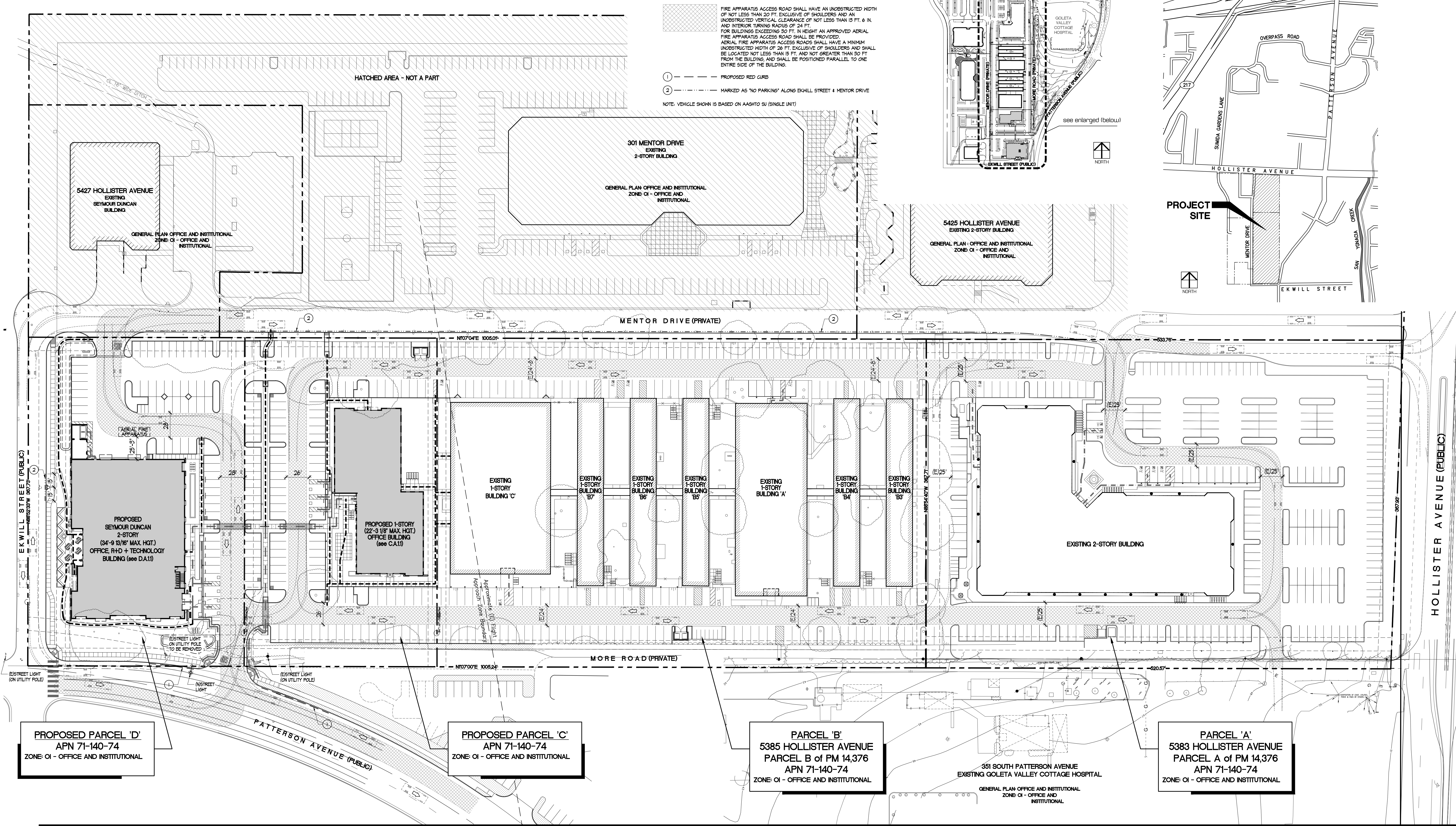
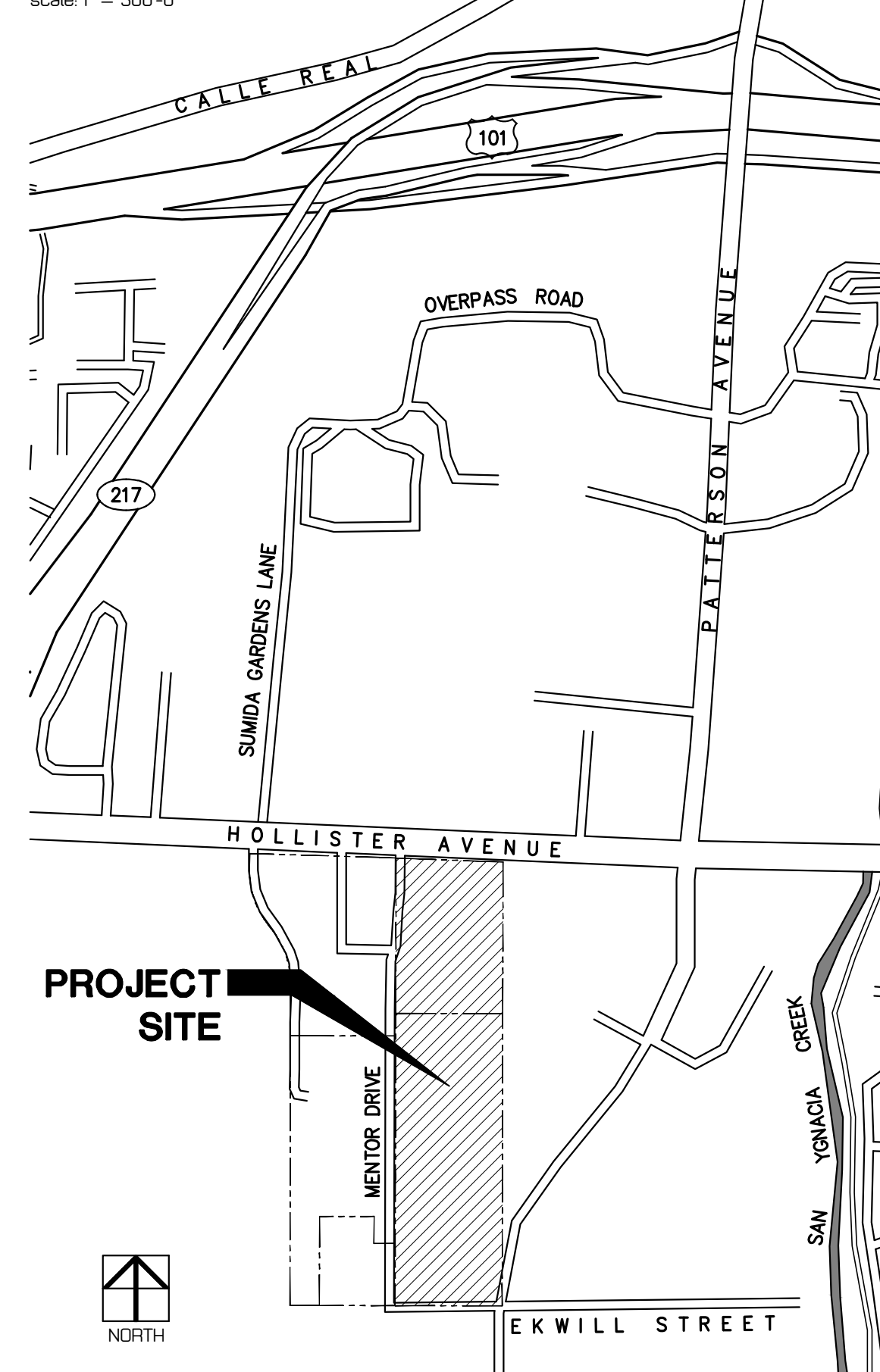
- PROPOSED RED CURB
- MARKED AS 'NO PARKING' ALONG EKWILL STREET & MENTOR DRIVE

NOTE: VEHICLE SHOWN IS BASED ON AASHTO 50 (SINGLE UNIT)

key plan

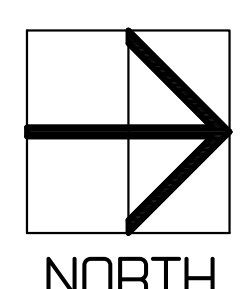


vicinity map



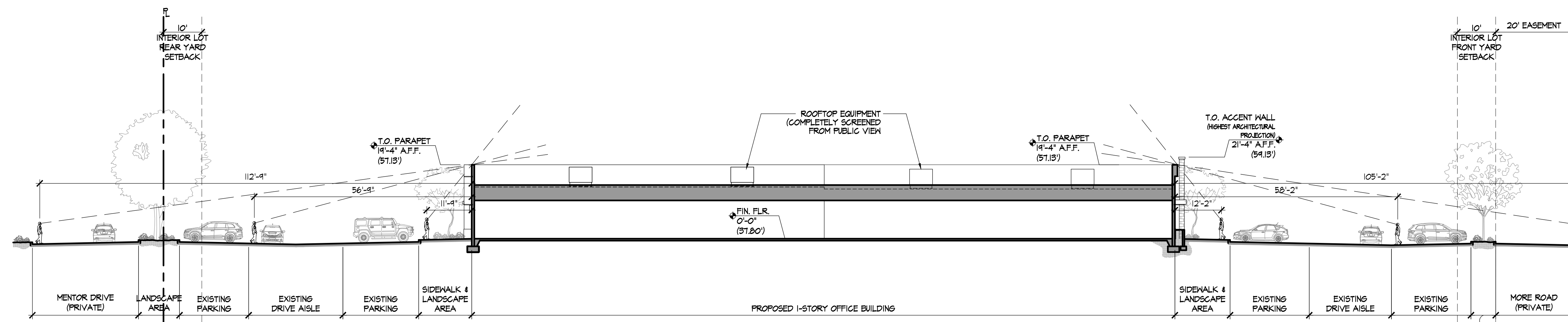
access & circulation plan

scale: 1" = 40'-0"

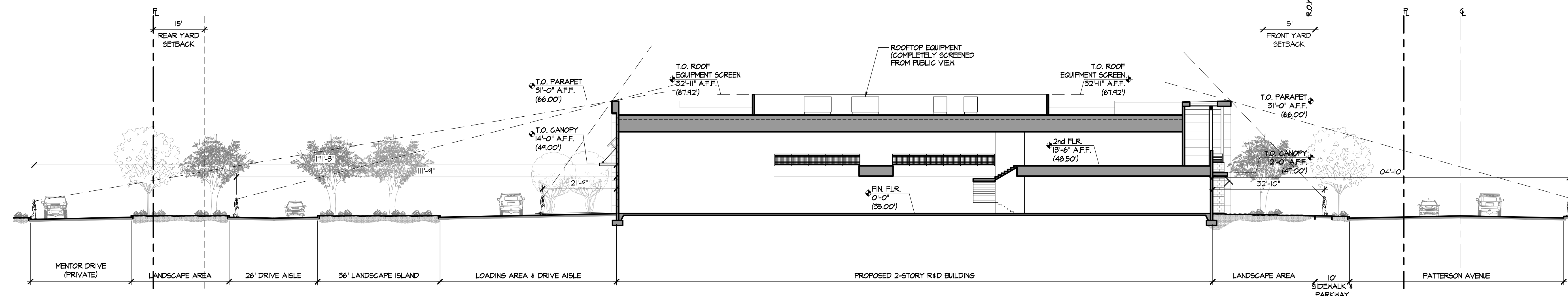


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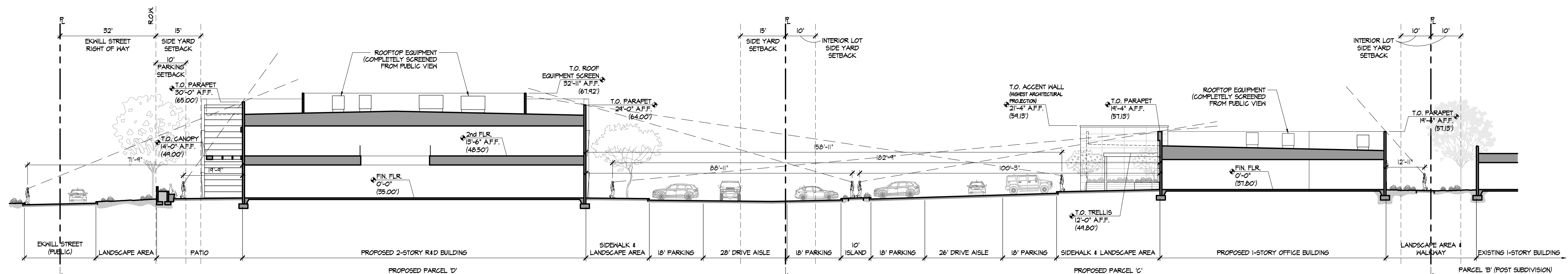
remarks	date
APPLICATION SET	10-07-2020
REV. APPLICATION SET	06-26-2021
REVISED SHEET	19-15-2021
REVISED SHEET	12-15-2021



section thru parcel 'C' (A)

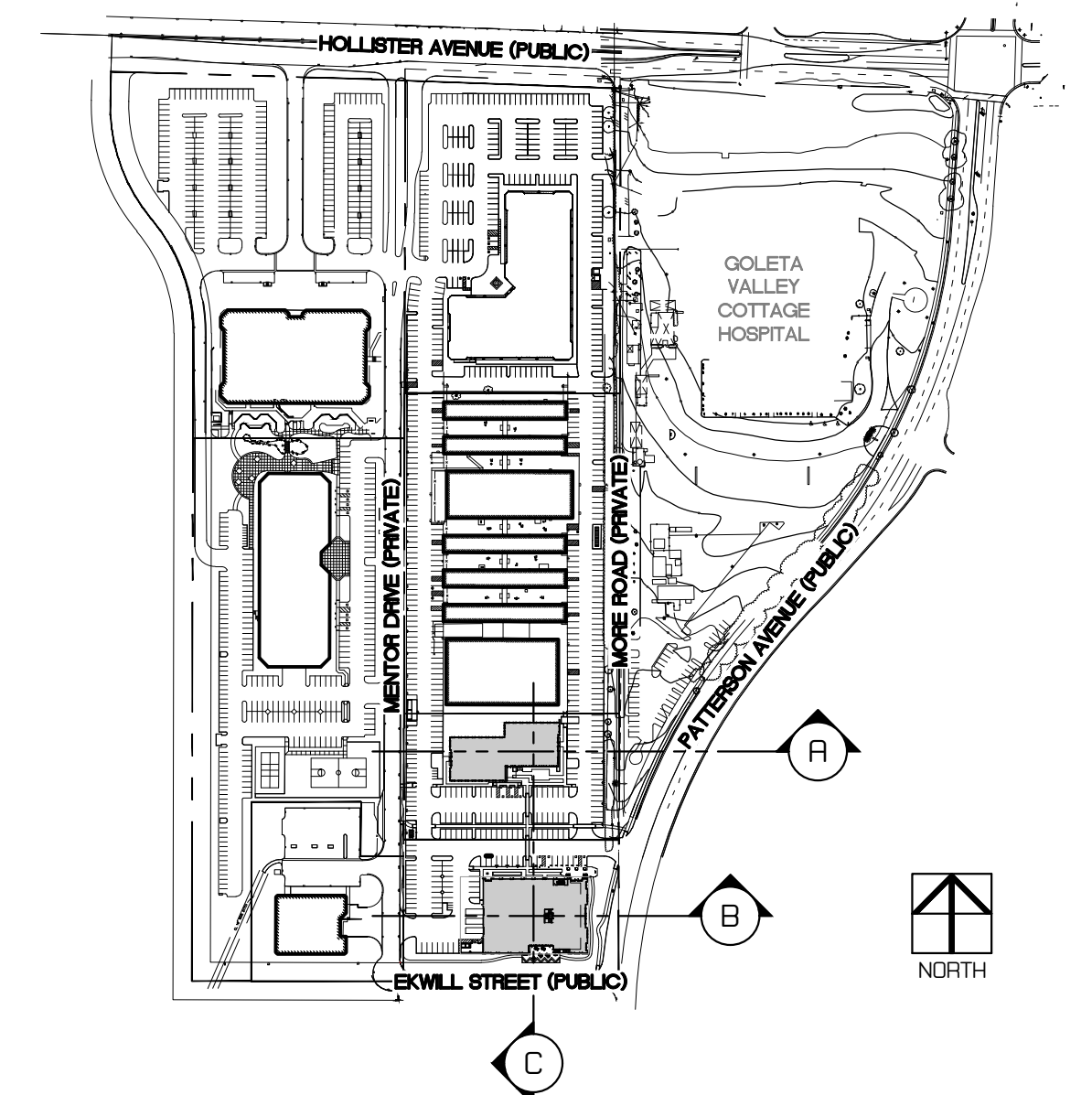


section thru parcel 'D' (B)

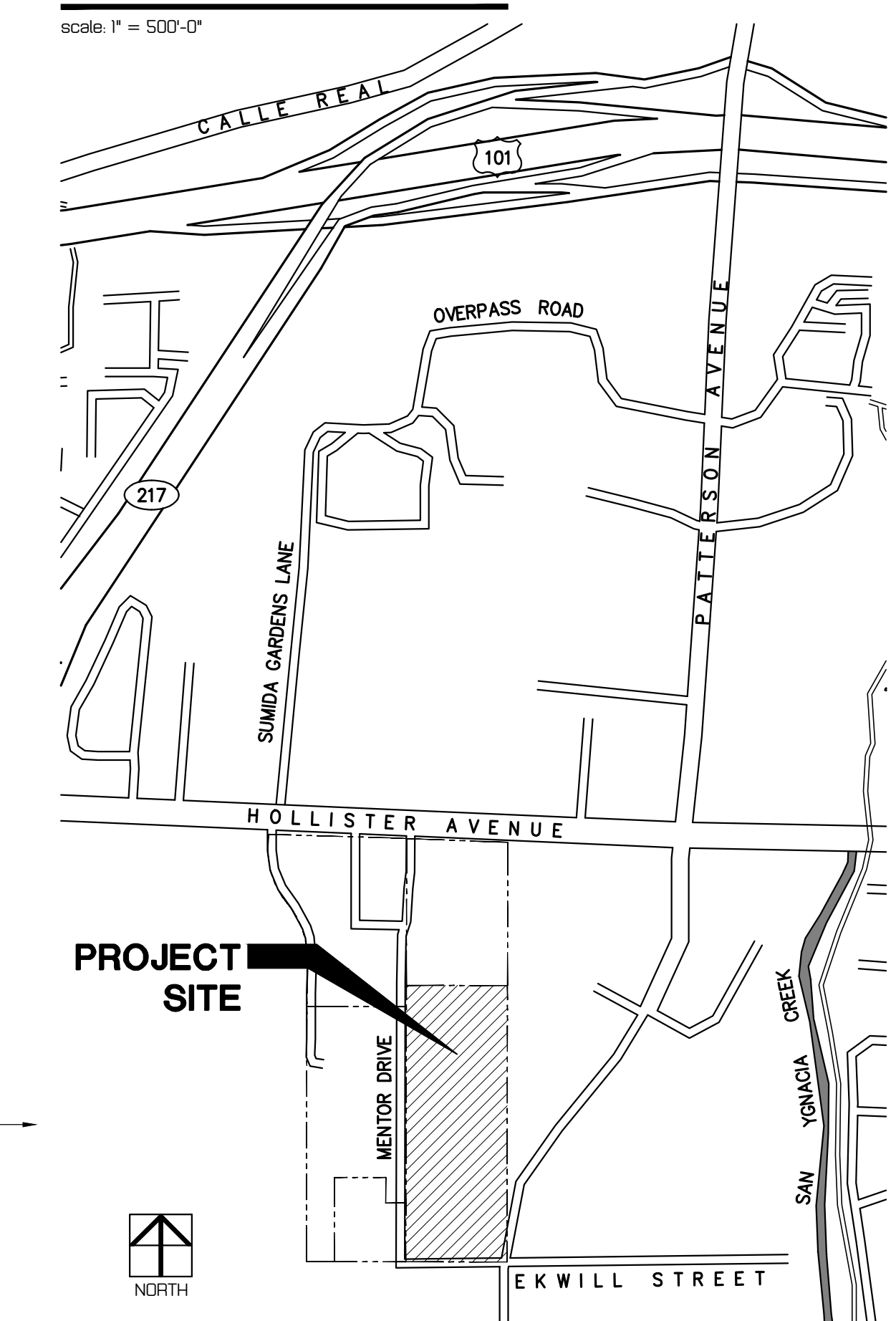


section thru parcel 'C' and 'D' (C)

key plan



vicinity map



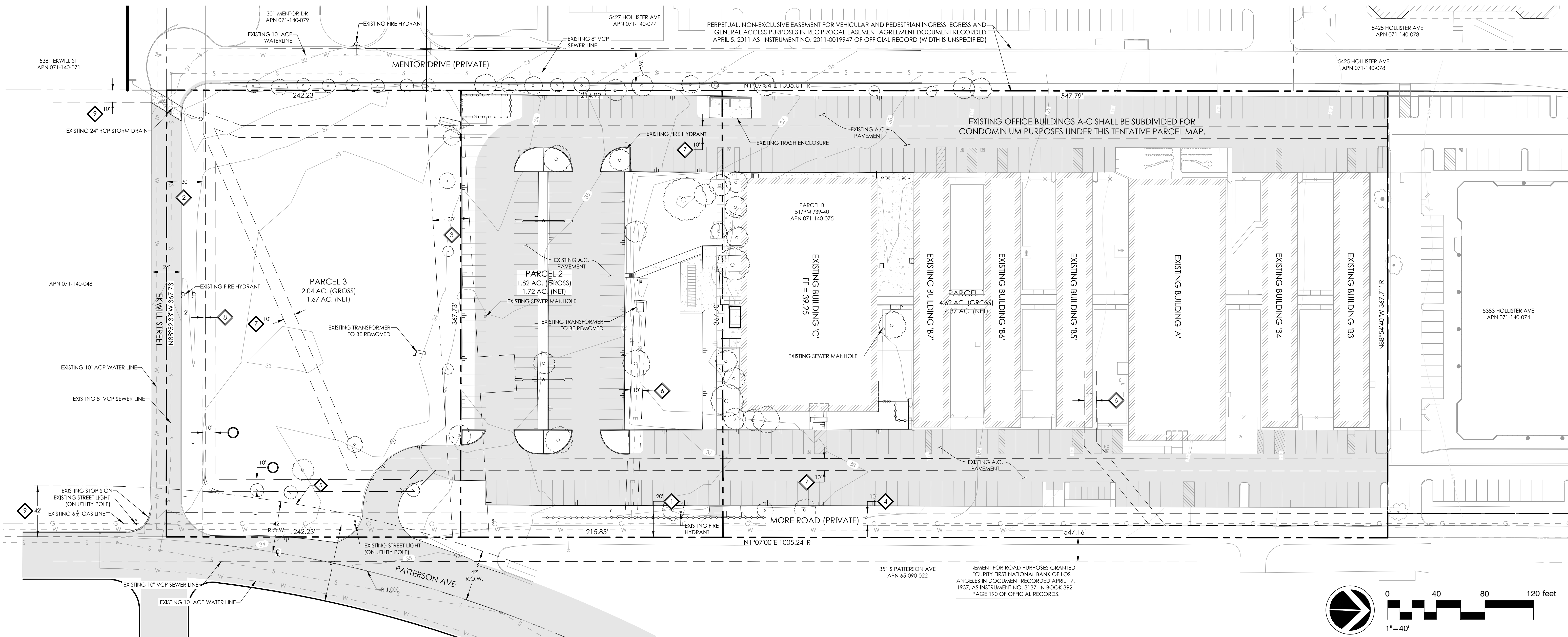
line of sight study /
rooftop equipment screening program
scale: 1/16" = 1'-0"

Patterson Associates, LLC
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remarks	date
APPLICATION SET	10-07-2020
REV. APPLICATION SET	06-28-2021

19-559500

0.7



LEGEND		
---	SUBJECT PROPERTY EXISTING BOUNDARY	
---	PROPOSED PARCEL LINE	
---	PROPOSED EASEMENT LINE	
---	EXISTING EASEMENT LINE	
---	SETBACK LINE	
---	ADJACENT PARCEL LINE	
---	RIGHT-OF-WAY CENTER LINE	

PROJECT STATISTICS		
EXISTING APN 071-140-075 5385 HOLLISTER AVENUE	GROSS 8.48 ACRES	NET 7.76 ACRES
PROPOSED PARCEL 1 PARCEL 2 PARCEL 3	4.62 ACRES 1.82 ACRES 2.04 ACRES	4.37 ACRES 1.72 ACRES 1.67 ACRES



PREPARED BY RRM DESIGN GROUP
MICHAEL C. HAMILTON, P.E.
10 E. FIGUEROA STREET SUITE 200
SANTA BARBARA, CA 93101
PHONE: (805) 963-6283

DATE OF MAP PREPARATION: 08/12/2020

EASEMENTS		
1	20 FOOT EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES AS SHOWN ON MAP RECORDED IN BOOK 17, PAGES 188 AND 189 OF MAPS AND SURVEYS.	
2	20 FOOT EASEMENT FOR ROAD AND INCIDENTAL PURPOSES GRANTED TO PACIFIC SOUTHWEST TRUST AND SAVINGS BANK, ET AL., IN DOCUMENT RECORDED MAY 6, 1926, AS INSTRUMENT NO. 4355, IN BOOK 94, PAGE 243 OF OFFICIAL RECORDS.	
3	20 FOOT EASEMENT FOR ROADWAY, PIPELINES, CONDUITS COMMUNICATION AND ELECTRICAL UTILITY PURPOSES GRANTED TO SECURITY FIRST NATIONAL BANK OF LOS ANGELES IN DOCUMENT RECORDED APRIL 17, 1937, AS INSTRUMENT NO. 3137, IN BOOK 392, PAGE 190 OF OFFICIAL RECORDS.	
4	20 FOOT EASEMENT WATER PIPELINE, ROAD, AND PUBLIC UTILITY PURPOSES AS GRANTED TO WINTHROP PROVOST AUSTIN, ET AL., IN DOCUMENT RECORDED JULY 20, 1943, AS INSTRUMENT NO. 5771, IN BOOK 572, PAGE 464 OF OFFICIAL RECORDS.	
5	AN EASEMENT OVER THE EASTERLY AND NORTHERLY PORTIONS FOR WATER PIPELINE AND CONDUIT PURPOSES AS GRANTED TO THE UNITED STATES OF AMERICA IN DOCUMENT RECORDED JANUARY 27, 1953, AS INSTRUMENT NO. 1309, IN BOOK 1125, PAGE 84 OF OFFICIAL RECORDS.	
6	20 FOOT EASEMENT PUBLIC UTILITY PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA IN DOCUMENT RECORDED JULY 2, 1964, AS INSTRUMENT NO. 28249, IN BOOK 2058, PAGE 88 OF OFFICIAL RECORDS.	
7	20 FOOT EASEMENT PUBLIC ROAD PURPOSES, AS GRANTED TO THE COUNTY OF SANTA BARBARA IN DOCUMENT RECORDED JANUARY 16, 1967, AS INSTRUMENT NO. 16608, IN BOOK 2193, PAGE 1411 OF OFFICIAL RECORDS.	
8	20 FOOT EASEMENT ROAD AND UTILITY PURPOSES AS RECORDED IN BOOK 4 PAGE 27 OF PARCEL MAPS.	
9	30 FOOT EASEMENT FOR ROAD, PUBLIC UTILITY AND WATER PIPELINE PURPOSES AS GRANTED TO EDGAR SIMON IN DOCUMENT RECORDED AUGUST 30, 1968, AS INSTRUMENT NO. 27223, IN BOOK 2243, PAGE 1325 OF OFFICIAL RECORDS.	
10	30 FOOT EASEMENT FOR PRIVATE ROAD PURPOSES AS RECORDED IN BOOK 4 PAGE 27 OF PARCEL MAPS.	
11	AN EASEMENT FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN DOCUMENT RECORDED AUGUST 18, 1981, AS INSTRUMENT NO. 81-34207 OF OFFICIAL RECORDS.	

EASEMENTS		
12	30 FOOT EASEMENT FOR ROADWAY, WELL, PUMP SITE, AND INCIDENTAL PURPOSES, AS SHOWN ON DOCUMENT RECORDED IN BOOK 26, PAGE 129 OF MAPS AND SURVEYS.	
13	QUITCLAIMED AS SHOWN IN DOCUMENT RECORDED MARCH 20, 1996, AS INSTRUMENT NO. 1996-0017205, OF OFFICIAL RECORDS.	
14	10 FOOT EASEMENT FOR COMMUNICATION UTILITY PURPOSES, AS GRANTED TO ASSOCIATES TELEPHONE COMPANY, LTD., IN DOCUMENT RECORDED DECEMBER 21, 1950, AS INSTRUMENT NO. 982, IN BOOK 895, PAGE 358 OF OFFICIAL RECORDS.	
15	EASEMENT OF VARIABLE WIDTH, FOR PUBLIC ROAD PURPOSES, AS GRANTED TO THE COUNTY OF SANTA BARBARA IN DOCUMENT RECORDED NOVEMBER 17, 1969, AS INSTRUMENT NO. 22348, IN BOOK 2239, PAGE 28 OF OFFICIAL RECORDS.	
16	10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN DOCUMENT RECORDED NOVEMBER 17, 1969, AS INSTRUMENT NO. 32545, IN BOOK 2290, PAGE 753 OF OFFICIAL RECORDS.	
17	10 FOOT EASEMENT FOR DRAINAGE PURPOSES AS RECORDED IN BOOK 51, PAGES 39 & 40 OF PARCEL MAPS AND GRANTED TO SANTA BARBARA CORPORATE CENTER, LLC IN DOCUMENT RECORDED JULY 2, 2007 AS INSTRUMENT NO. 2007-0048962 OF OFFICIAL RECORDS.	
18	2 FOOT EASEMENT FOR ACCESS AND UTILITY PURPOSE AS GRANTED TO LOWENGART PROPERTY IN DOCUMENT RECORDED MARCH 20, 1996 AS INSTRUMENT NO. 1996-0017205, OF OFFICIAL RECORD.	
19	EASEMENT FOR DRAINAGE PURPOSES AS GRANTED TO THE O.K. EARL CORPORATION PROPERTY IN DOCUMENT RECORDED AUGUST 30, 1968 AS INSTRUMENT NO. 27228, IN BOOK 2243, PAGE 1334 OF OFFICIAL RECORDS.	

FLOOD HAZARD
THE SUBJECT PROPERTY SHOWN HEREON LIES OUTSIDE OF ALL SPECIAL FLOOD ZONE HAZARD AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF GOLETA, SANTA BARBARA COUNTY, STATE OF CALIFORNIA, PANEL 1366 OF 1835, MAP NUMBER 06083C1366G, DATED DECEMBER 4, 2012.

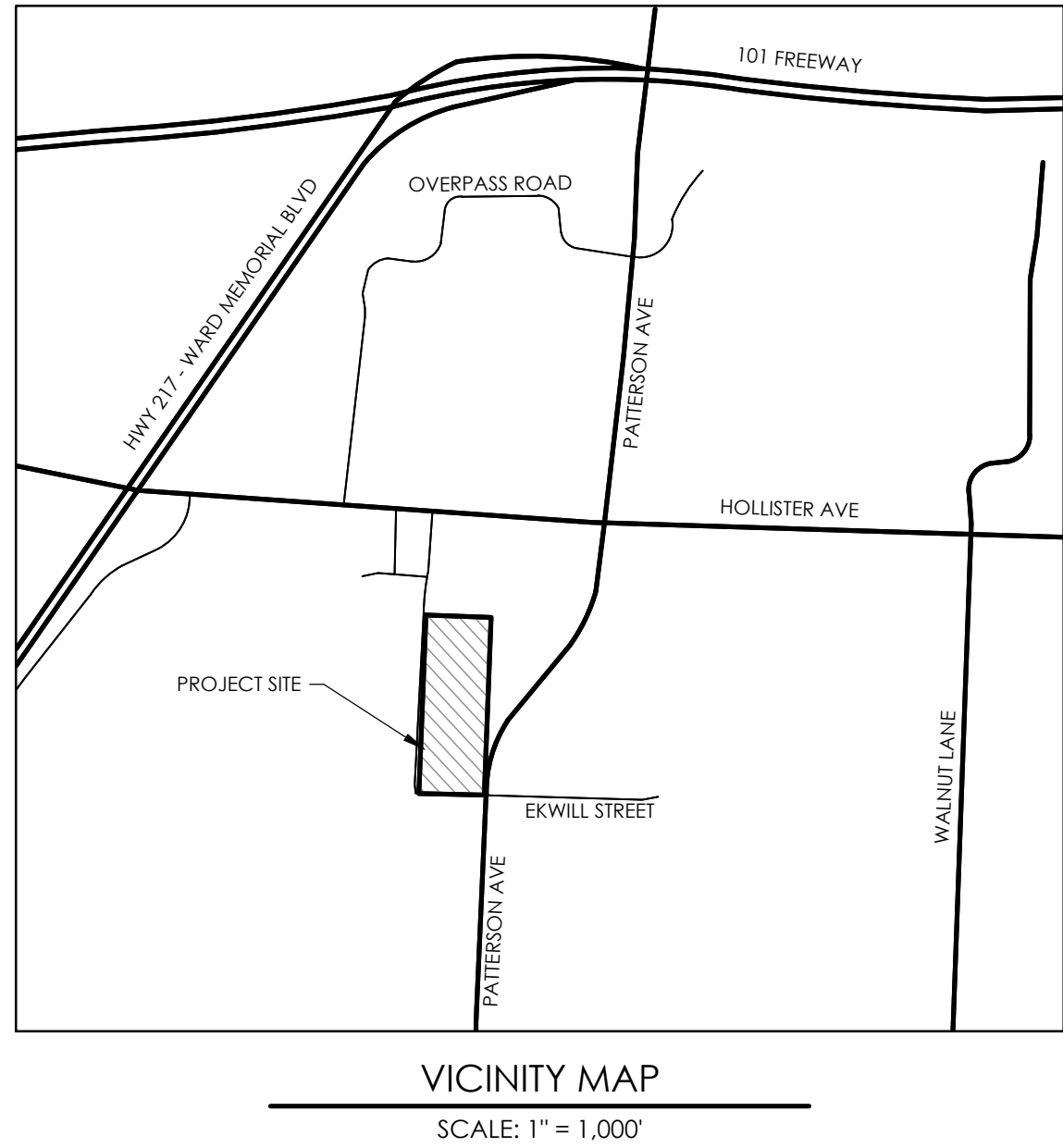
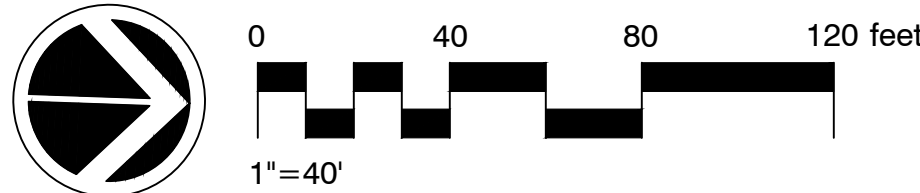
SURVEY NOTES		
1.	THE RECORD BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE BASED ON PARCEL MAP NO. 14376 FILED IN BOOK 51 OF PARCEL MAPS AT PAGES 39 & 40 (R).	
2.	BENCHMARK FOR THIS MAP BEING A SURVEY DISK STAMPED "CA-HFGN-D STA. 05-AS SB 101 PM 19.91 1993" (PID EW9581) AND HAVING A PUBLISHED NAVD 88 ORTHOMETRIC ELEVATION OF 94.60'.	
3.	BASED ON NAVD 1988 DATUM.	

PROPOSED EASEMENTS		
1	10 FOOT EASEMENT FOR DRAINAGE PURPOSES	
GENERAL PLAN AND ZONING DESIGNATIONS		
SUBJECT PARCEL APN 071-140-075	LAND USE OFFICE INSTITUTIONAL	ZONING OI
ABUTTING PARCELS APN 071-140-048 APN 071-140-074 APN 071-140-077 APN 071-140-078 APN 071-140-079 APN 065-090-022	LAND USE AGRICULTURE OFFICE INSTITUTIONAL OFFICE INSTITUTIONAL OFFICE INSTITUTIONAL OFFICE INSTITUTIONAL	ZONING AG-I-10 OPI OI OI OI
SETBACKS		
OI - OFFICE AND INSTITUTIONAL ZONE FRONT: 15 FEET FROM PROPERTY LINE/EDGE OF RIGHT-OF-WAY STREET SIDE: 15 FEET INTERIOR SIDE & REAR: 15 FEET PARCEL LINE TO PARKING SPACES: 10 FEET		
NOTE: PROPOSED SITE 'C' WILL BECOME AN INTERIOR LOT POST SUBDIVISION WITH 10-FOOT SETBACKS ON ALL SIDES.		

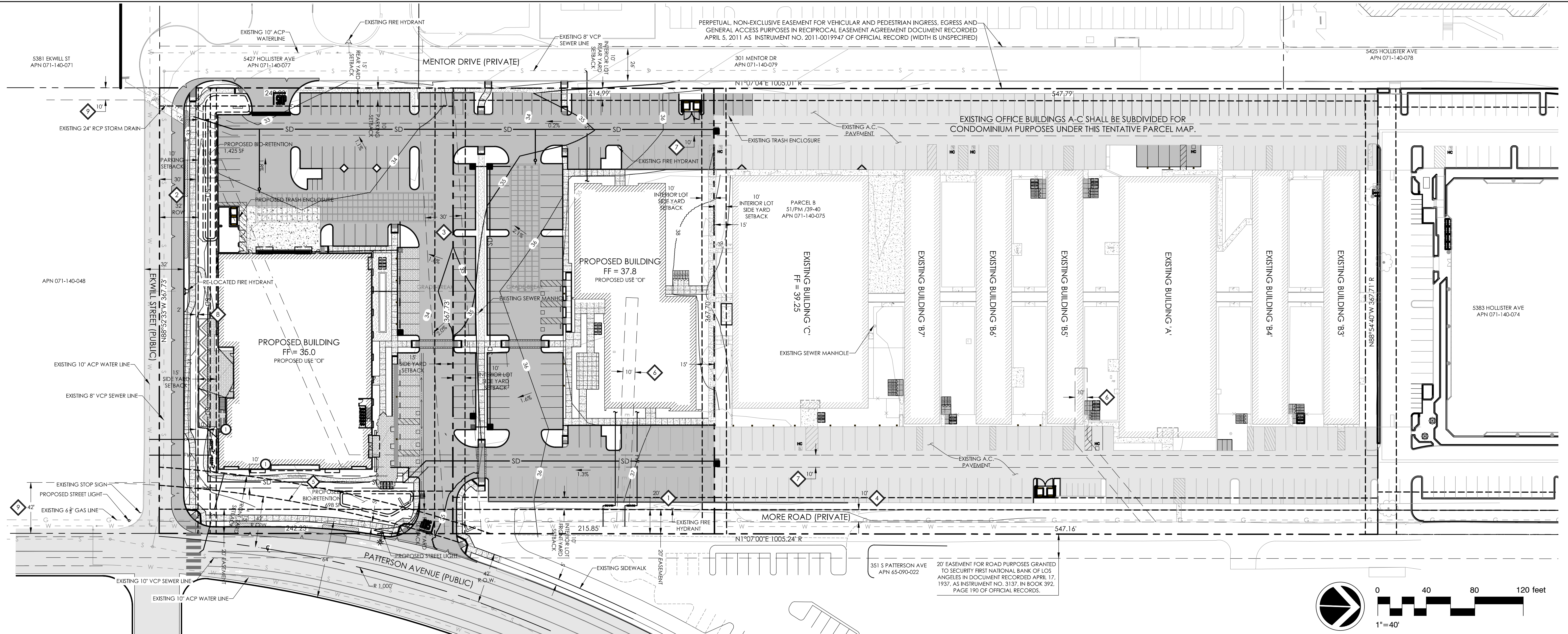
UTILITIES		
WATER:	GOLETA WATER DISTRICT 4699 HOLLISTER AVE, SANTA BARBARA, CA 93110 (805) 964-6761	
SEWER:	GOLETA SANITARY DISTRICT 1 MOFFETT PL, GOLETA, CA 93117 (805) 967-4519	
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 81 DAVID LOVE PL, GOLETA, CA 93117 (805) 683-9229	
GAS:	SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX 818, GOLETA, CA, 93116 (805) 966-6212	

LIST OF STREET IMPROVEMENTS		
1.	ASPHALT PAVING	
2.	CONCRETE CURBS AND GUTTERS	
3.	SIDEWALKS	
4.	STREET TREES	

EARTH QUANTITIES		
AREA OF DISTURBANCE 3.5 AC± IMPORT/EXPORT: 0 CY/ 0 CY		
RAW CUT 4,400 CY	RAW FILL 4,400 CY	
QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.		
THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS, CONSTRUCTION TECHNIQUE AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY AFFECT THE FINAL IMPORT/EXPORT QUANTITIES.		
CONTACT INFORMATION		
OWNER:	PATTERSON ASSOCIATES, LLC 5383 HOLLISTER AVENUE, SUITE 260 GOLETA, CA 93111 (805) 964-7200	
REGISTERED CIVIL ENGINEER:	MICHAEL C. HAMILTON, P.E. 10 E. FIGUEROA STREET, SUITE 200 SANTA BARBARA, CA 93101 (805) 963-8283	
OWNER'S STATEMENT		
I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.		
DATE:		
JEFFREY C. BERMANT 5383 HOLLISTER AVENUE, SUITE 260 GOLETA, CA 93111 (805) 964-7200		



VICINITY MAP
SCALE: 1" = 1,000'



- LEGEND**
- SUBJECT PROPERTY EXISTING BOUNDARY
 - PROPOSED PARCEL LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - SETBACK LINE
 - ADJACENT PARCEL LINE
 - RIGHT-OF-WAY CENTER LINE

PROJECT STATISTICS

EXISTING	GROSS	NET
APN 071-140-075	8.48 ACRES	7.76 ACRES
5385 HOLLISTER AVENUE		
PROPOSED		
PARCEL 1	4.62 ACRES	4.37 ACRES
PARCEL 2	1.82 ACRES	1.72 ACRES
PARCEL 3	2.04 ACRES	1.67 ACRES

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON, P.E.
NO 42696
CIVIL
STATE OF CALIFORNIA

PREPARED BY RRM DESIGN GROUP
MICHAEL C. HAMILTON, P.E.
10 E. FIGUEROA STREET SUITE 200
SANTA BARBARA, CA 93101
PHONE: (805) 963-6283

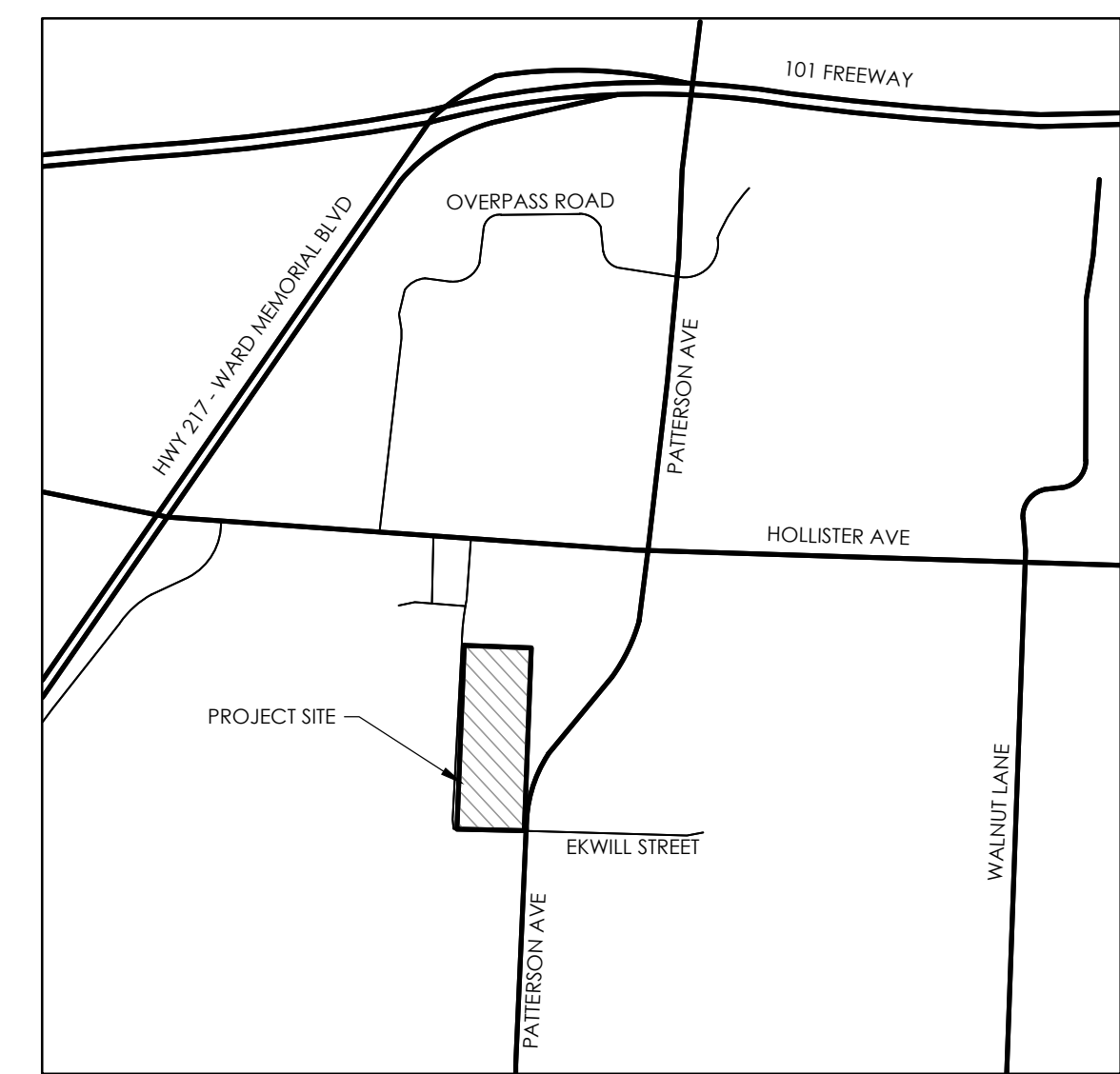
DATE OF MAP PREPARATION: 08/12/2020

- SURVEY NOTES**
- THE RECORD BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE BASED ON PARCEL MAP NO. 14376 FILED IN BOOK 51 OF PARCEL MAPS AT PAGES 39 & 40 (R).
 - BENCHMARK FOR THIS MAP BEING A SURVEY DISK STAMPED "CA-HPGN-D STA. 05-AS SB 101 PM 19.91 1993" (PID EW9581) AND HAVING A PUBLISHED NAVD 88 ORTHOMETRIC ELEVATION OF 94.60'.
 - BASED ON NAVD 1988 DATUM.

CONTACT INFORMATION

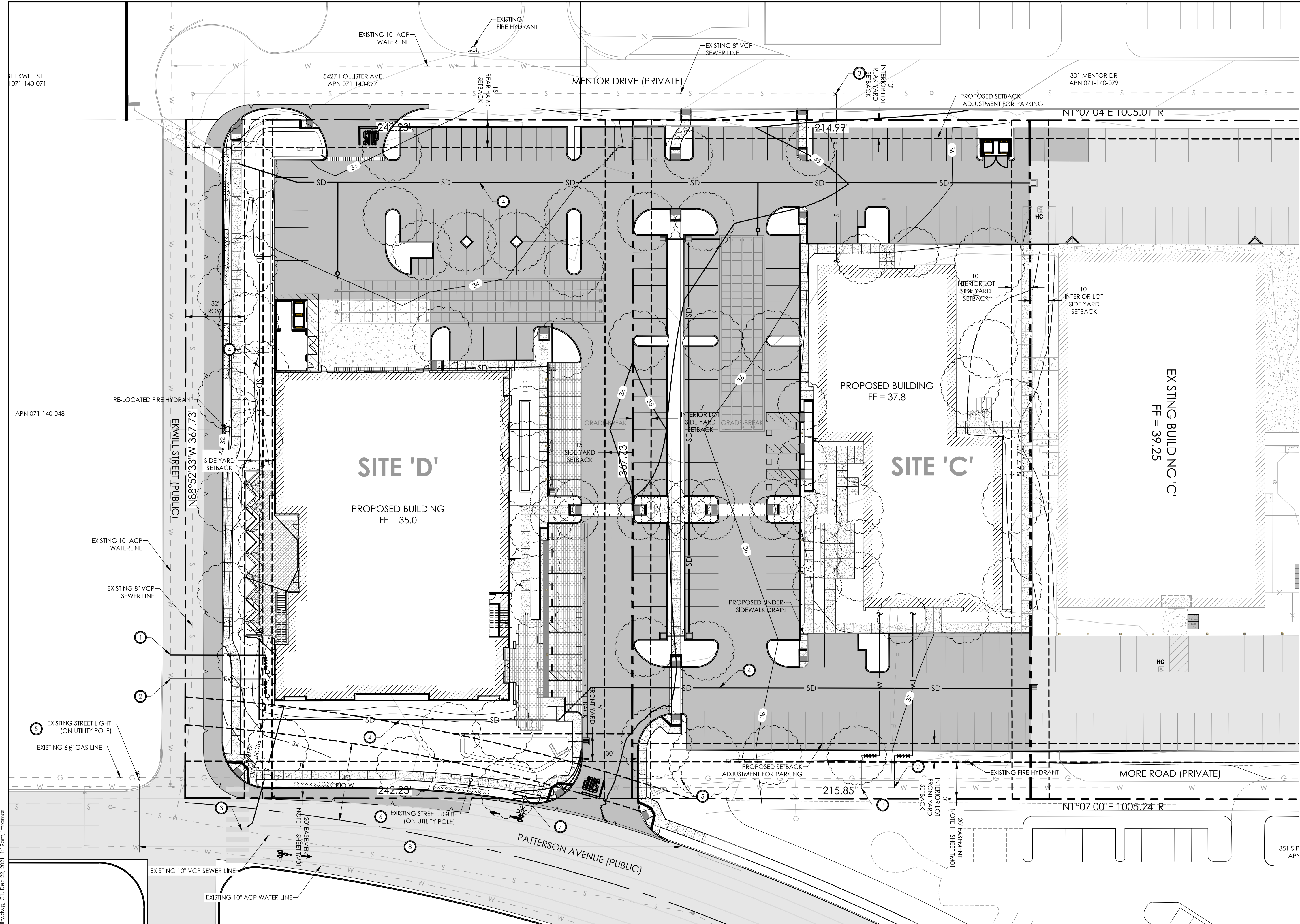
OWNER: PATTERSON ASSOCIATES, LLC
5383 HOLLISTER AVENUE, SUITE 260
GOLETA, CA 93111
(805) 964-7200

REGISTERED CIVIL ENGINEER: MICHAEL C. HAMILTON, P.E.
10 E. FIGUEROA STREET, SUITE 200
SANTA BARBARA, CA 93101
(805) 963-8283



VICINITY MAP
SCALE: 1" = 1,000'

\\n\3001\0544-02-CU18-Patterson-Ekwill-Sanjour-Duncan-Ltd-Spld-Entitlement-Engineering\Drawings\Sheet-Plan-C1\Utility.dwg, C:\Utility.dwg, C:\, Dec 22, 2021, 11:09am, jrm



GENERAL NOTES

1. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.

UTILITY NOTES

1. PROPOSED 2" DOMESTIC WATER SERVICE LINE WITH 1.5" WATER METER
2. PROPOSED 6" FIRE WATER SERVICE LINE WITH DOUBLE DETECTOR CHECK BACKFLOW AND FDC CONNECTION.
3. PROPOSED 6" SEWER SERVICE LINE
4. PROPOSED STORM DRAIN AT 1.0% MINIMUM SLOPE
5. PROTECT EXISTING UTILITY POLE IN PLACE.
6. UNDERGROUND EXISTING OVERHEAD UTILITY WIRES AND REMOVE EXISTING UTILITY POLE.
7. PROPOSED STREET LIGHT PER CITY OF GOLETA STANDARDS.
8. UNDERGROUND EXISTING OVERHEAD UTILITY WIRES.

LEGEND

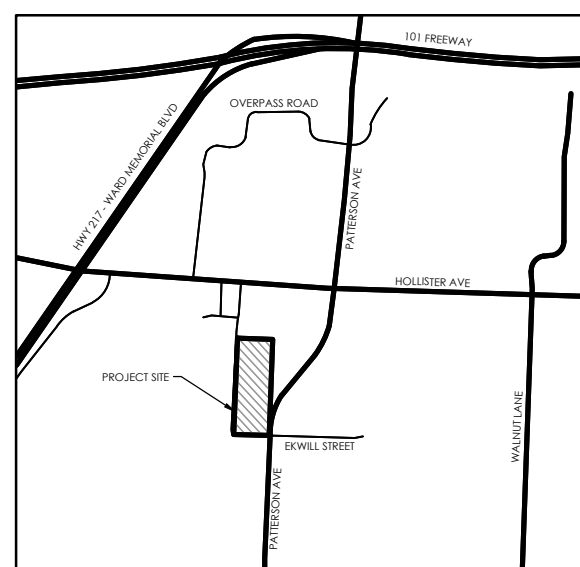
---	PROPERTY LINE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
---	PROPOSED WATERLINE
---	PROPOSED FIREWATER LINE
---	PROPOSED SEWER LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	GRADE BREAK
---	EXISTING AC PAVEMENT
---	PROPOSED AC PAVEMENT
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED D.G.
---	PROPOSED BIORETENTION
---	PROPOSED STORM DRAIN INLET

PROJECT STATISTICS

EXISTING	GROSS	NET
APN 071-140-075	8.48 ACRES	7.76 ACRES
5385 HOLLISTER AVENUE		
PROPOSED		
SITE 'B'	4.62 ACRES	4.37 ACRES
SITE 'C'	1.82 ACRES	1.72 ACRES
SITE 'D'	2.04 ACRES	1.67 ACRES

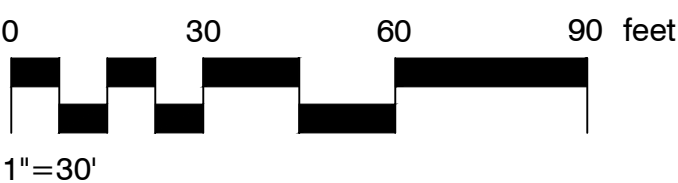
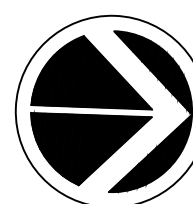
CONTACT INFORMATION

OWNER: PATTERSON ASSOCIATES, LLC
5385 HOLLISTER AVENUE, SUITE 260
GOLETA, CA 93111
(805) 964-7200



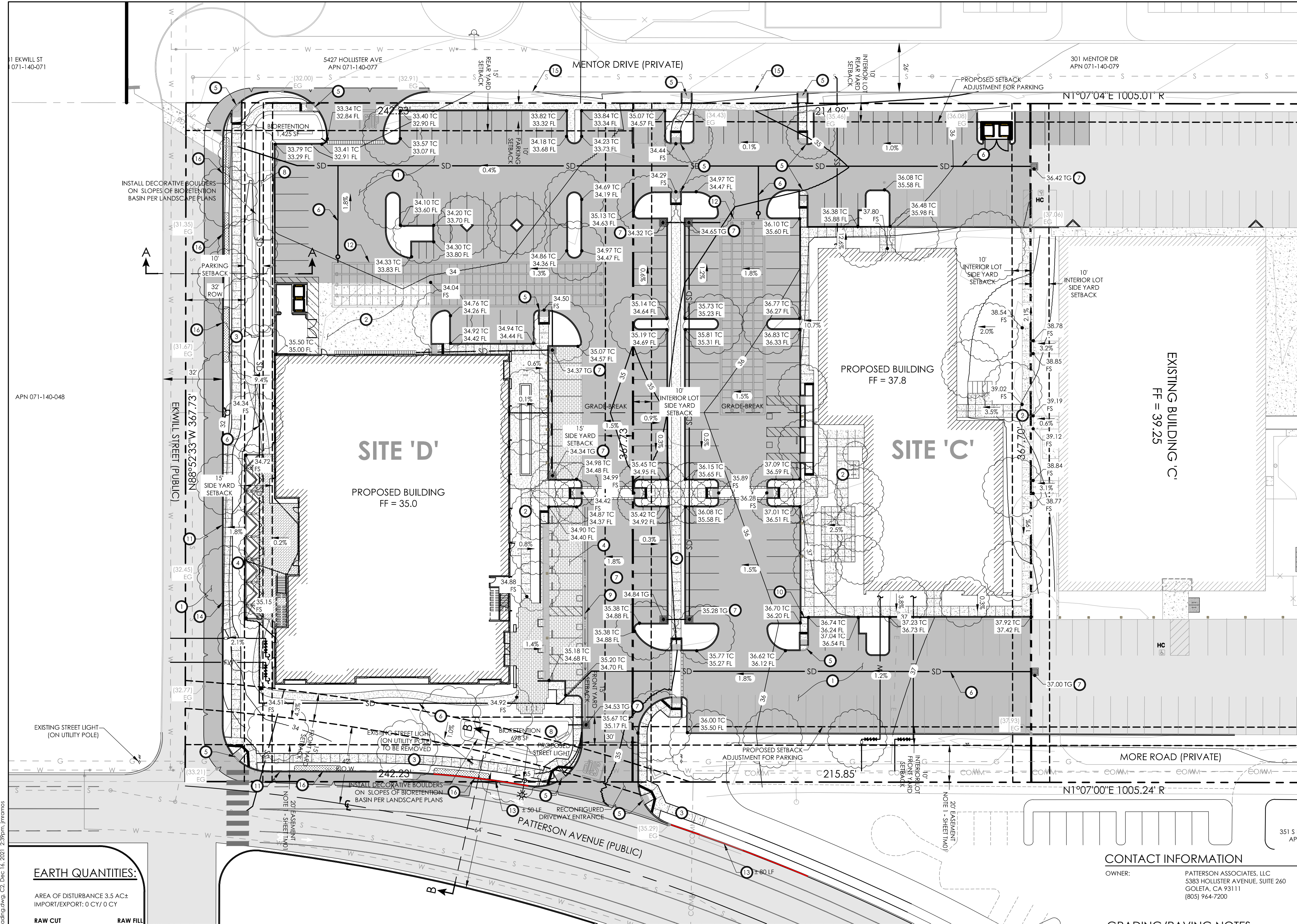
VICINITY MAP

SCALE: 1" = 2,000'



PREPARED BY RRM DESIGN GROUP
MICHAEL C. HAMILTON, P.E.
10 E. FIGUEROA STREET SUITE 200
SANTA BARBARA, CA 93101
PHONE: (805) 963-6283

DATE OF MAP PREPARATION: 08/12/2020



EARTH QUANTITIES:

AREA OF DISTURBANCE 3.5 AC±
IMPORT/EXPORT: 0 CY/ 0 CY

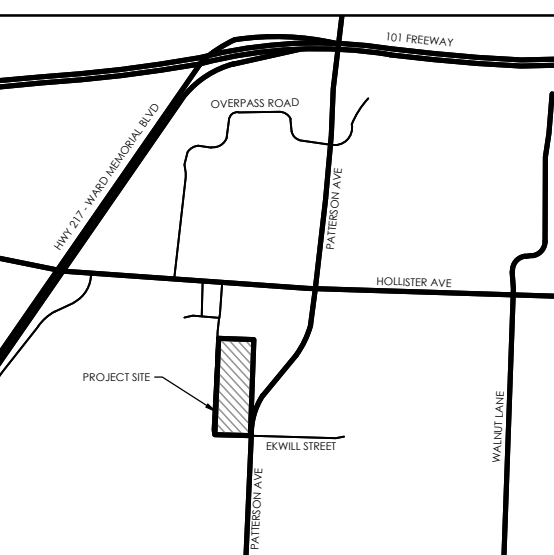
RAW CUT 4,400 CY
RAW FILL 4,400 CY

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PROJECT STATISTICS

EXISTING	GROSS	NET
APN 071-140-075 5385 HOLLISTER AVENUE	8.48 ACRES	7.76 ACRES
PROPOSED		
SITE 'B'	4.62 ACRES	4.37 ACRES
SITE 'C'	1.82 ACRES	1.72 ACRES
SITE 'D'	2.04 ACRES	1.67 ACRES



LEGEND

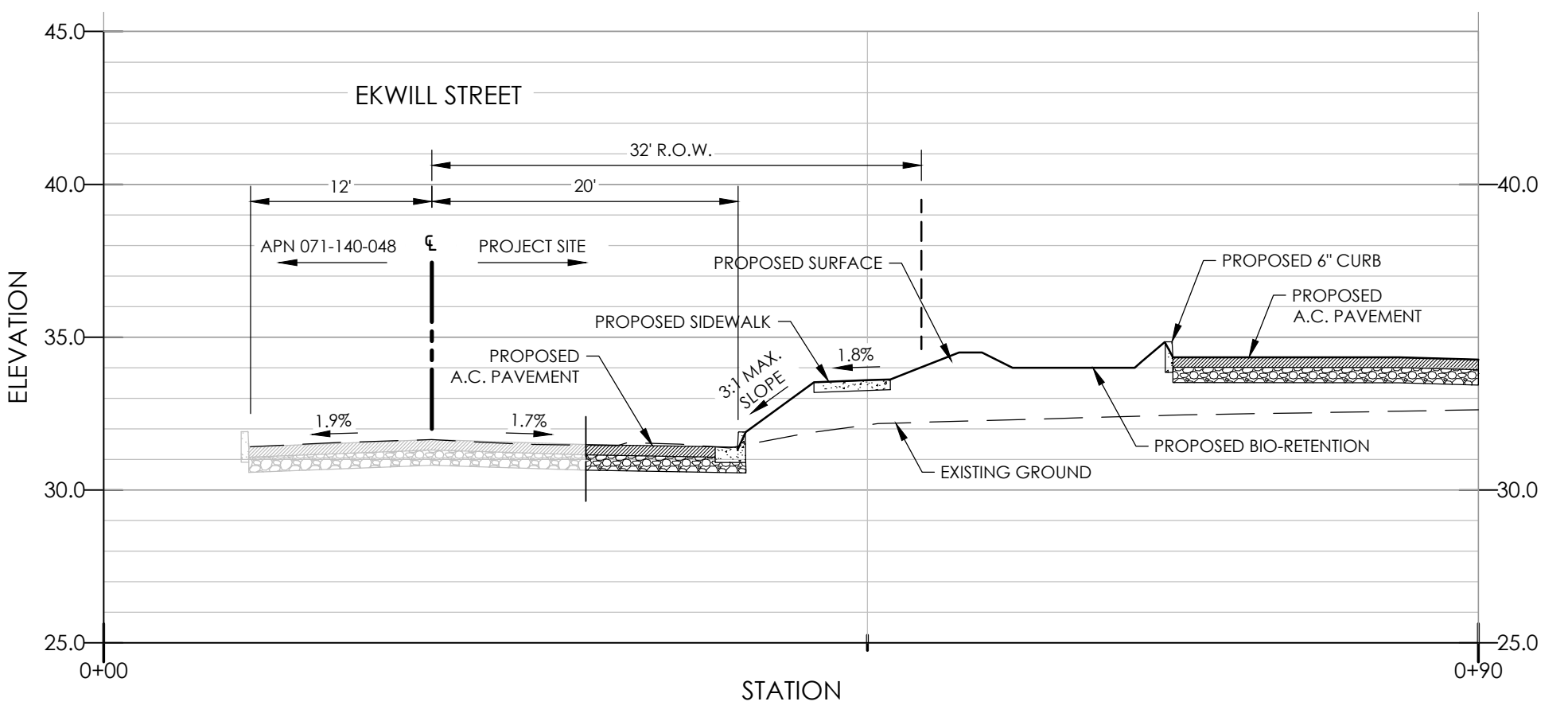
- PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED WATERLINE
- PROPOSED FIREWATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADE BREAK
- SAWCUT
- EXISTING AC PAVEMENT
- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED D.G.
- PROPOSED BIORETENTION
- PROPOSED STORM DRAIN INLET

CONTACT INFORMATION

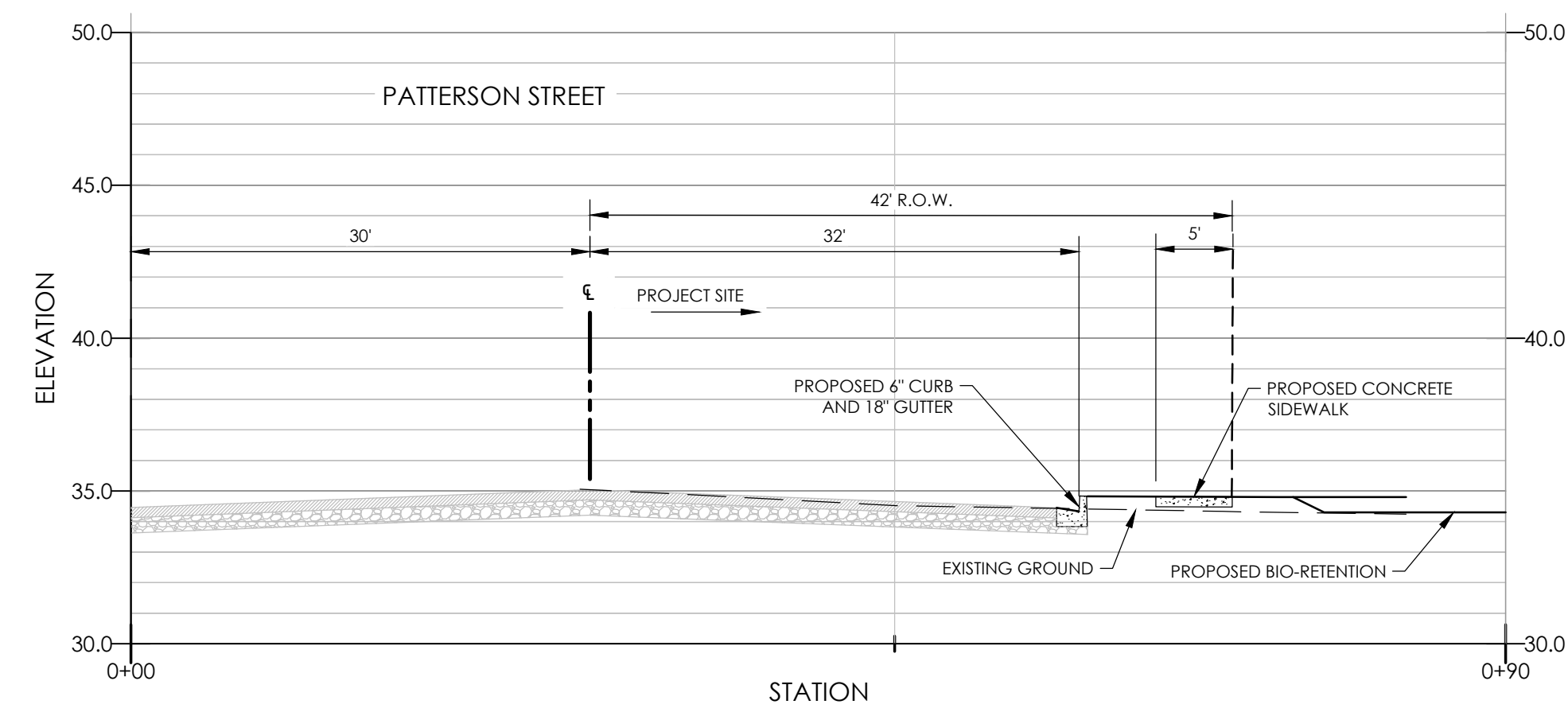
OWNER: PATTERSON ASSOCIATES, LLC
5383 HOLLISTER AVENUE, SUITE 260
GOLETA, CA 93111
(805) 964-7200

GRADING/PAVING NOTES

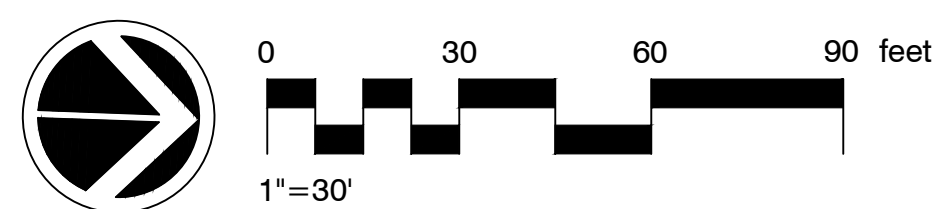
- PROPOSED ASPHALT CONCRETE PAVING
- PROPOSED CONCRETE PAVING PER LANDSCAPE PLANS
- PROPOSED CONCRETE SIDEWALK PER COUNTY OF SANTA BARBARA STANDARD DETAIL 5-040.
- PROPOSED PAVERS PER LANDSCAPE PLANS
- PROPOSED ACCESSIBLE CURB RAMP PER CALTRANS STANDARD PLAN A88A.
- PROPOSED STORM DRAIN AT 1.0% MINIMUM SLOPE
- PROPOSED GRATED STORM DRAIN INLET
- PROPOSED BIORETENTION PER DETAIL 'A', SHEET C3.
- PROPOSED 36" CONCRETE RIBBON GUTTER
- PROPOSED SIDEWALK UNDERDRAIN PER COUNTY OF SANTA BARBARA STANDARD DETAIL 3-060.
- PROPOSED TYPE A CURB AND 18" GUTTER PER COUNTY OF SANTA BARBARA STANDARD DETAIL 4-030
- PROPOSED CULTEC RECHARGER 360HD UNDERGROUND CHAMBERS
- PROPOSED RED CURB.
- TO BE MARKED "NO PARKING" ALONG EKWILL STREET.
- MARKED AS "NO PARKING" ALONG MENTOR DRIVE.
- PROPOSED CURB CUT AND PARKWAY BIORETENTION AREA PER DETAIL 'B', SHEET C3.



A-A EKWILL STREET R.O.W. SECTION
SCALE: V:1"=5' H:1"=10'



B-B PATTERSON AVE R.O.W. SECTION
SCALE: V:1"=5' H:1"=10'

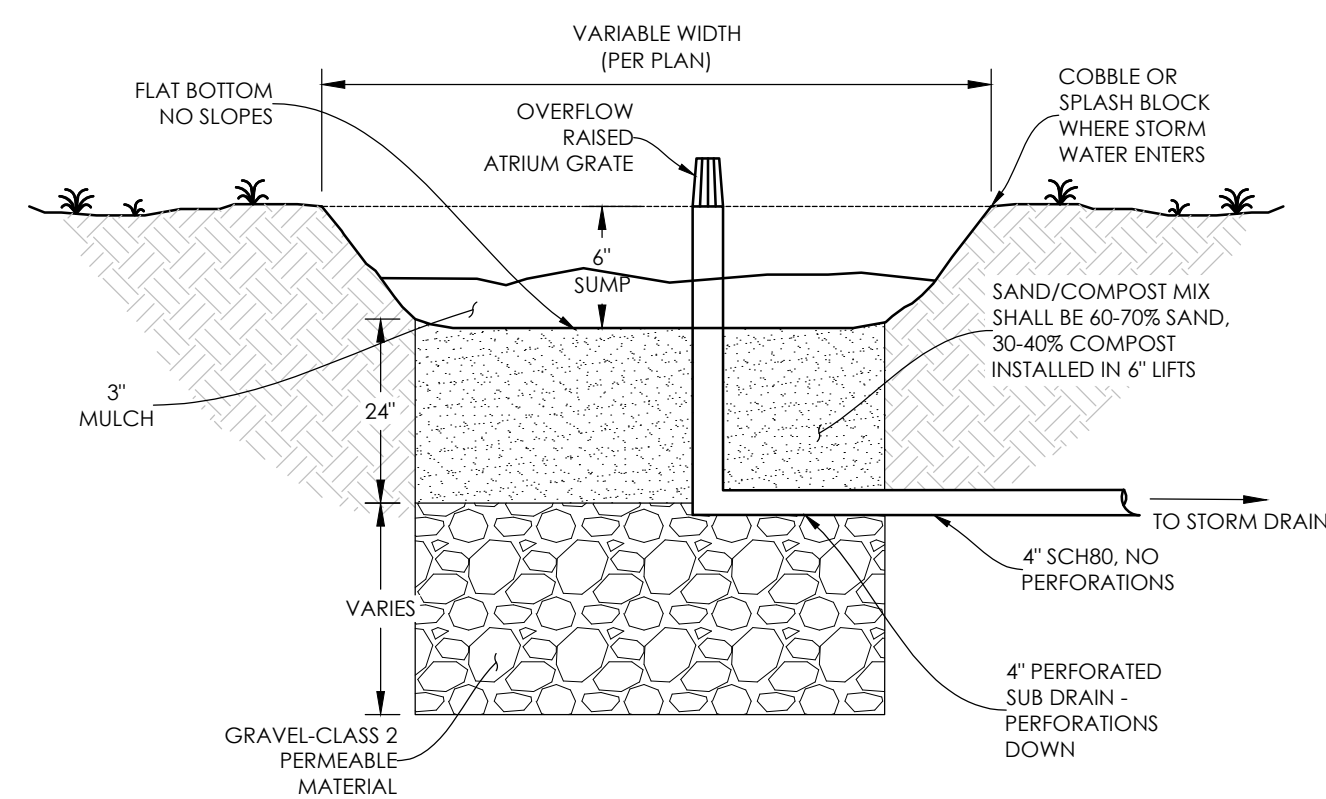


PRELIMINARY GRADING AND DRAINAGE PLAN

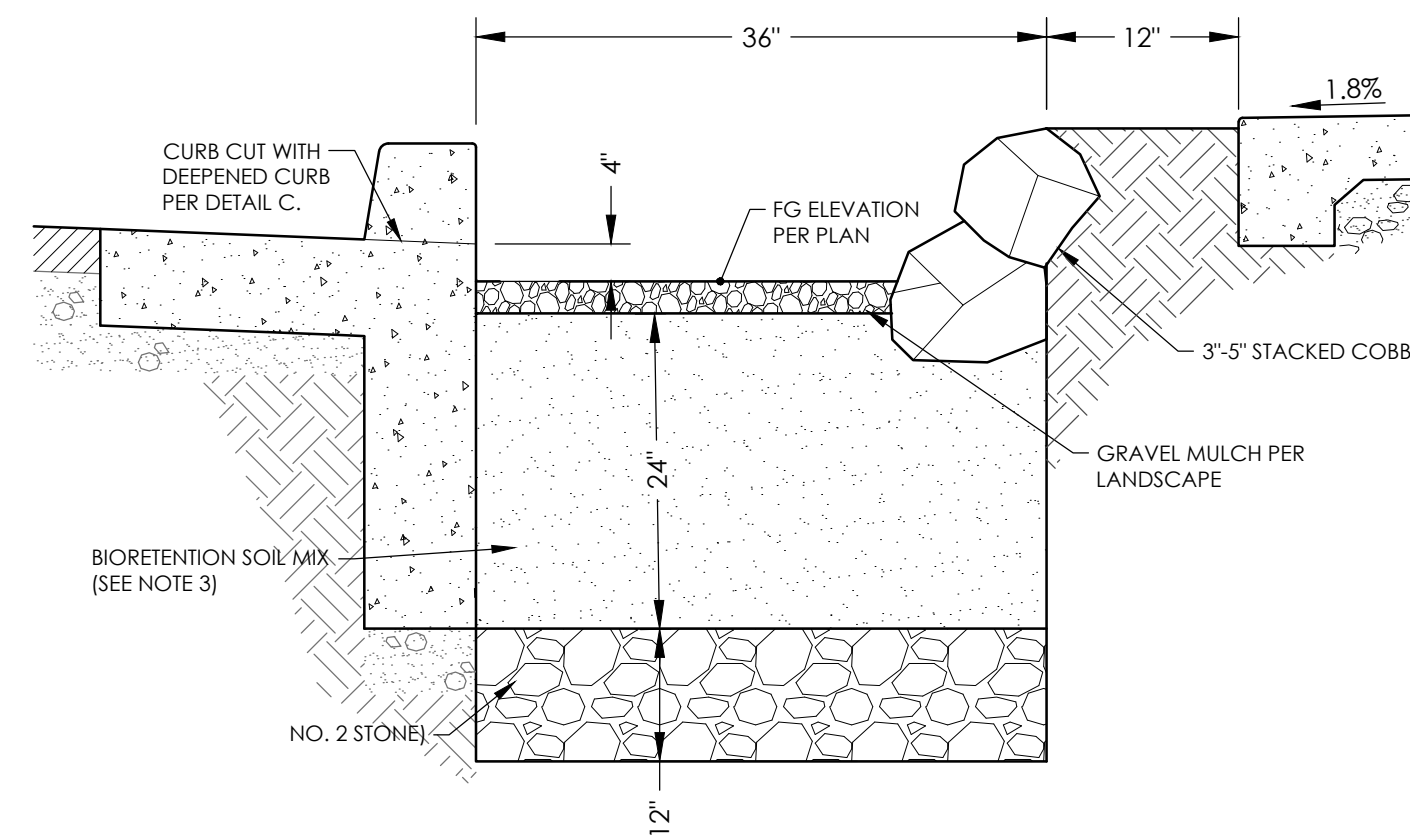
December 15, 2021

5385 HOLLISTER AVE, GOLETA, CA 93117

C2

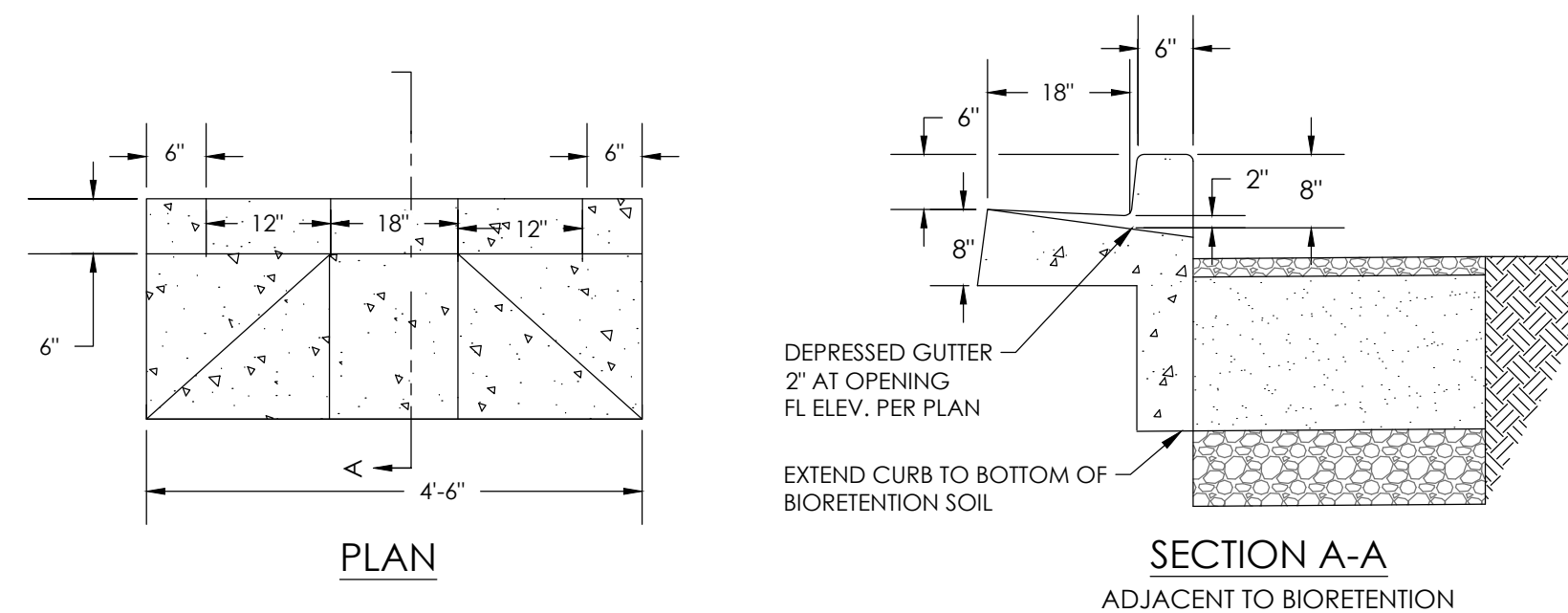


A BIO-RETENTION SUMP DETAIL
SCALE: N.T.S.

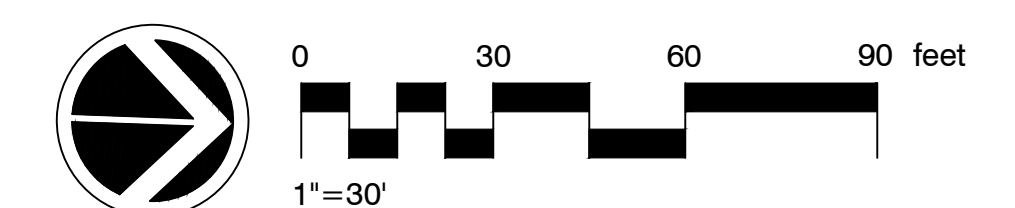
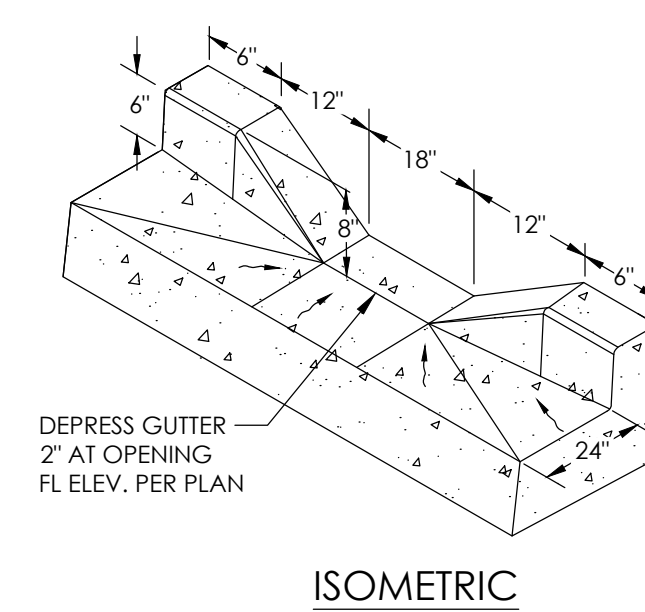


- NOTES:
1. OVER-EXCAVATE 1.0' BELOW INFILTRATION BOTTOM AND REPLACED UNIFORMLY WITHOUT COMPACTION.
 2. ALL STONE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.
 3. BIORETENTION SOIL MIX SHALL BE 40 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT SHALL BE 8 TO 12% AND PH RANGE SHALL BE 5.5 TO 7.5.
 4. EXTEND DEEPENED CURB DETAIL 5' BEYOND BOTH SIDES OF BIORETENTION AREA.

B PARKWAY BIO-RETENTION DETAIL
SCALE: N.T.S.



C CURB CUT
SCALE: N.T.S.



The site plan for Parcel 1A shows a rectangular plot bounded by Hollister Avenue (Public) to the north, Swill Street (Public) to the south, and Mentor Lane (Private) to the west. The east boundary is an irregular line labeled 'PARCEL 1A BOUNDARY' and 'PARCEL 1A'. The plan includes several building footprints of varying sizes, some with internal room divisions. There are two large parking areas: one on the west side between Mentor Lane and the buildings, and another on the east side adjacent to the Goleta Valley Cottage Hospital. The hospital is shown as a large complex with multiple buildings and parking lots. A north arrow is located in the bottom right corner of the plan.

Scale: 1" = 500'-0"

Map showing the Project Site location relative to surrounding streets and landmarks:

- Streets:** S Kellogg Avenue, Patterson Avenue, Overpass Road, Bice Park, Lassen Drive, San Yonca Creek, Cinderella Lane, Walnut Lane, Ekwill Street, Mendocino Drive, Hollister Avenue.
- Landmarks:** San Jose Creek, Overpass Road, Bice Park, Lassen Drive, San Yonca Creek, Cinderella Lane, Walnut Lane.
- Highways:** 101, 217.
- Project Site:** Indicated by a shaded area on the east side of Hollister Avenue, between Mendocino Drive and Ekwill Street.
- North Arrow:** Located in the bottom left corner.

EXISTING SITE STATISTICS														
	LOT SIZE	MAX ALLOWABLE FLOOR AREA RATIO (F.A.R.)	MAX ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	193,897 SF (4.45 AC) (100%)	NOT APPLICABLE IN O1 ZONE	0.43	40%	43,714 SF (0.05%)	106 SF (0.00%)	69,440 SF (36.08%)	9,921 SF (1.97%)	110,000 SF (60.49%)	N/A	31,957 SF (16.45%)	-	-	31,957 SF (16.45%)
SITE NET AREA	183,418 SF (4.21 AC) (100%)		0.45	40%	43,714 SF (23.81%)	106 SF (0.06%)	64,417 SF (35.12%)	20,894 SF (11.36%)	9,881 SF (5.34%)	112,543 SF (61.36%)	N/A	26,995 SF (14.72%)	-	26,995 SF (14.72%)

EXISTING SITE STATISTICS															
	LOT SIZE	MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX. ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	119,887 SF (4.45 AC)	NOT APPLICABLE IN O1 ZONE	0.43	40%	43,714 SF (22.58%)	106 SF (0.05%)	69,440 SF (58.00%)	38,341 SF (31.92%)	10,312 SF (8.61%)	118,591 SF (61.18%)	N/A	31,958 SF (16.18%)	-	-	31,958 SF (16.18%)
SITE NET AREA	183,418 SF (4.21 AC) (100%)		0.45	40%	43,714 SF (23.81%)	106 SF (0.06%)	64,417 SF (35.12%)	38,341 SF (20.94%)	10,271 SF (5.60%)	115,041 SF (63.33%)	N/A	26,491 SF (14.45%)	-	-	26,491 SF (14.45%)

17.38 PARKING COMPLIANCE TABLES																																				
Existing Parking			Parking Totals				Vehicular Parking Breakdown																Truck Loading			Bicycle Parking										
Summary Parking Compliance Table	Requirement (1) \$17.38.040	Floor Area \$17.03.70	Required \$17.38.040	Existing On-Site Parking	REA (2) Allocated	Compliance	Standard Parking Provided On-Site	Compact Parking General Plan TE 9.5				Accessible (2019 CBC Table 11B-208.2)				Charging Stalls \$17.38.110(G)				Parking Reductions - Motorcycle \$17.38.050(A)			Loading			Short Term Bicycle Parking \$17.38.090(A)(1)			Long Term Bicycle Parking \$17.38.090(B)(1)			Bicycle Charging \$17.38.090(C)				
								Allowed	Provided On-Site	REA (1) Allocated	Comply	Total Required	Standard Provided	EV Provided	Total Provided	Comply	Total Required	Standard Provided	Accessible	Total Provided	Comply	Allowed	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply
Parcel A	1 space per 300 sf of Floor Area	80,954	270	230	270	✓	206	46 20%	18 8%	18 7%	✓	6 2%	6 2%	0 0%	6 2%	✓	27 10%	0 0%	0 0%	0 0%	NA	13 5%	0 0%	NA	0 0%	0 0%	NA	27 10%	0 0%	NA	27 10%	0 0%	NA	6 10%	0 0%	NA
Parcel B	1 space per 300 sf of Floor Area	68,142	228	357	317	✓	345	71 20%	0 0%	0 0%	✓	5 2%	5 2%	0 0%	5 2%	✓	23 10%	0 0%	0 0%	0 0%	NA	11 5%	7 2%	NA	0 0%	0 0%	NA	23 10%	0 0%	NA	23 10%	0 0%	NA	5 10%	0 0%	NA
Total	1 space per 300 sf of Floor Area	149,096	498	587	587	✓	551	117 20%	18 3%	18 3%	✓	11 2%	11 2%	0 0%	11 2%	✓	50 10%	0 0%	0 0%	0 0%	NA	24 5%	7 1%	NA	0 0%	0 0%	NA	50 10%	0 0%	NA	50 10%	0 0%	NA	11 10%	0 0%	NA

Proposed Parking			Parking Totals				Vehicular Parking Breakdown																				Truck Loading			Bicycle Parking											
Summary Parking Compliance Table	Requirement (1) \$17.38.040	Floor Area \$17.03.70	Required \$17.38.040	Proposed On-Site Parking	REA (2) Allocated	Compliance	Standard Parking	Compact Parking General Plan TE 9.5				Accessible (2019 CBC Table 11B-208.2)					Charging Stalls \$17.38.110(G)					Parking Reductions - Motorcycle \$17.38.050(A)					Loading			Short Term Bicycle Parking \$17.38.090(A)(1)			Long Term Bicycle Parking \$17.38.090(B)(1)			Bicycle Charging \$17.38.090(C)					
							Provided On-Site	Allowed	Provided On-Site	REA (1) Allocated	Comply	Total Required	Standard Provided	EV Provided	Total Provided	Comply	Total Required	Standard Provided	Accessible	Total Provided	Comply	Allowed	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply					
Parcel A	1 space per 300 sf of Floor Area	80,954	270	244	270	✓	153	48 20%	48 18%	48 18%	✓	6 2%	3 1%	3 1%	6 2%	✓	27 10%	25 9%	3 1%	28 10%	✓	13 5%	12 5%	✓	0	0	✓	27 10%	28 10%	✓	27 10%	28 10%	✓	6 10%	6 11%	✓					
Parcel B	1 space per 300 sf of Floor Area	68,142	228	216	228	✓	138	43 20%	40 18%	40 18%	✓	5 2%	4 1%	2 0%	6 2%	✓	23 10%	22 9%	2 0%	24 10%	✓	11 5%	10 4%	✓	0	0	✓	23 10%	24 10%	✓	23 10%	23 10%	✓	5 10%	5 10%	✓					
Parcel C	1 space per 300 sf of Floor Area	13,620	46	128	46	✓	100	25 20%	19 41%	25 54%	✓	1 2%	2 4%	1 2%	3 6%	✓	5 10%	4 8%	1 2%	5 10%	✓	2 5%	2 4%	✓	0	0	✓	4 10%	6 13%	✓	4 10%	5 11%	✓	1 10%	2 25%	✓					
Parcel D	1 space per 300 sf of Floor Area	33,166	111	67	111	✓	38	13 20%	10 9%	4 4%	✓	3 2%	2 1%	2 1%	4 3%	✓	12 10%	10 9%	2 1%	12 10%	✓	5 5%	5 5%	✓	2	2	✓	11 10%	12 10%	✓	11 10%	12 11%	✓	3 10%	4 1%	✓					
Total	1 space per 300 sf of Floor Area	195,882	655	655	655	✓	291	131 20%	117 18%	117 18%	✓	15 2%	11 1%	8 1%	19 2%	✓	67 10%	61 9%	8 1%	69 10%	✓	31 5%	29 5%	✓	2	2	✓	65 10%	70 10%	✓	65 10%	68 10%	✓	15 10%	17 3%	✓					

pk:architecture

parcel 'A' - site statistics

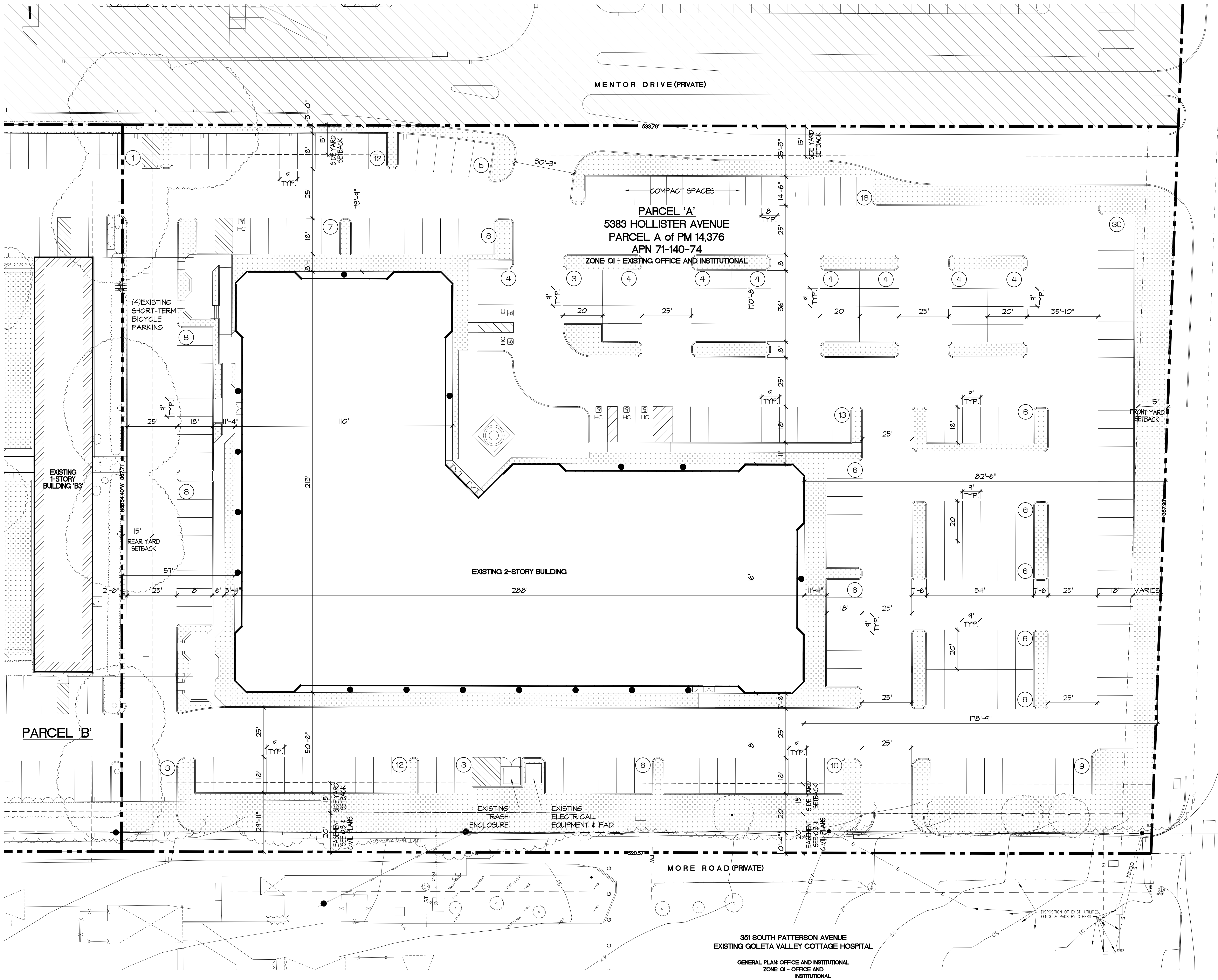
STALL TYPE	REQUIRED	PROVIDED
EXISTING STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
STANDARD STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
COMPACT STALL	8'-0" x 14'-6"	8'-0" x 18'-0"
ACCESSIBLE STALL	9'-0" x 18'-0" W5'-0" LOADING SPACE	9'-0" x 18'-0" W5'-0" LOADING SPACE
ACCESSIBLE VAN STALL	12'-0" x 18'-0" W5'-0" LOADING SPACE	12'-0" x 18'-0" W5'-0" LOADING SPACE
EV CHARGING STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
ACCESSIBLE EV CHARGING STALL	9'-0" x 18'-0" W5'-0" LOADING SPACE	9'-0" x 18'-0" W5'-0" LOADING SPACE
ACCESSIBLE VAN EV CHARGING STALL	12'-0" x 18'-0" W5'-0" LOADING SPACE	12'-0" x 18'-0" W5'-0" LOADING SPACE
MOTORCYCLE PARKING	4'-0" x 9'-0"	4'-0" x 9'-0"
LOADING AREA	10'-0" x 30'-0" W14'-0" CLR. HEIGHT	10'-0" x 30'-0" W14'-0" CLR. HEIGHT
BICYCLE PARKING	2'-0" x 6'-0"	2'-0" x 6'-0"

NOTES:

- (1) GROSS FLOOR AREA MEASURED IN ACCORDANCE WITH 2014 CBG SECTION 202
- (2) NET FLOOR AREA MEASURED IN ACCORDANCE WITH CITY OF GOLETA ZONING ORDINANCE SECTION 17.08.070
- (3) PROPOSED PARCEL B AND PARCEL C ARE EACH AN INTERIOR LOT PURSUANT TO SECTION 17.13.020
- (4) EXISTING PARCEL B AND PROPOSED PARCEL D REQUIRE A SIDE STREET SETBACK FROM EKHILL STREET PURSUANT TO SECTION 17.13.020 AND PARKING SETBACK FROM THE EKHILL STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 17.38.010(B).
- (5) EXISTING PARCELS A AND B AND PROPOSED PARCELS C AND D ARE SUBJECT TO A CONJUNCTIVE PARKING AGREEMENT IN ACCORDANCE WITH SECTION 17.38.010(2) TITLED RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT #2007-0048462, OFFICIAL RECORDS, COUNTY OF SANTA BARBARA (RETAILED).

9-59.60

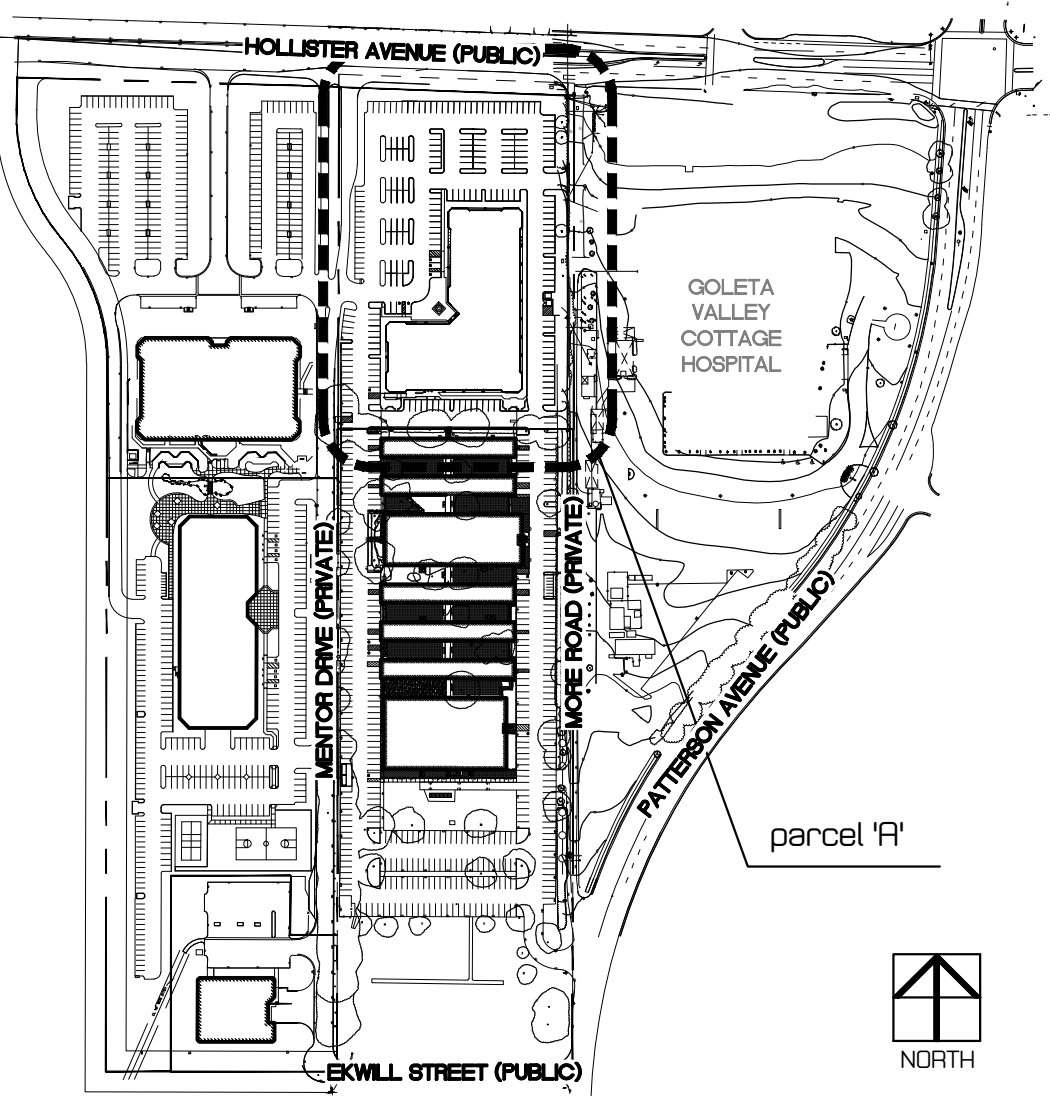
AA.OI



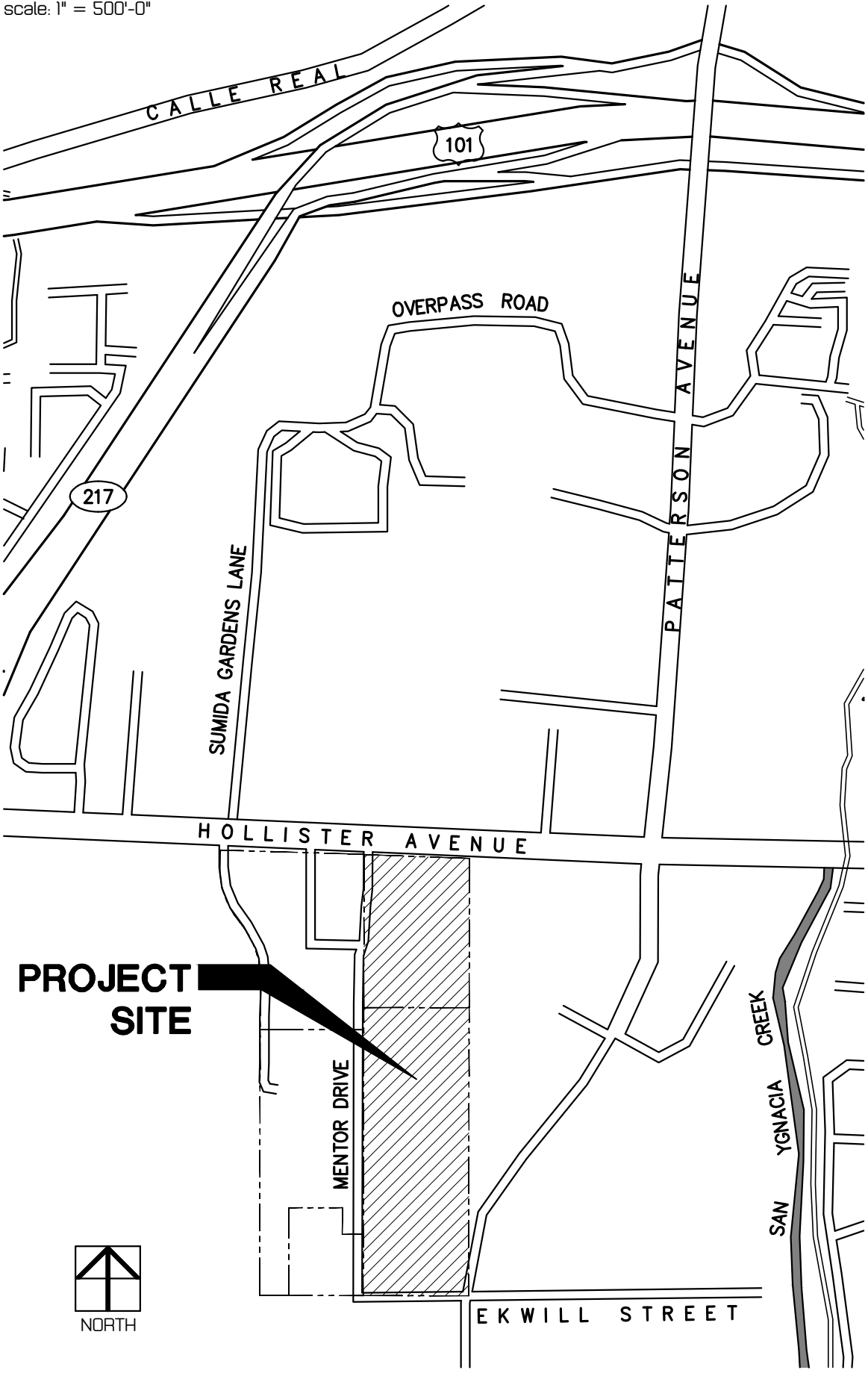
parcel statistics

EXISTING PARCEL 'A' LOT AREA:	143,851 SF
EXISTING LANDSCAPE AREA:	31,851 SF (16.43%)
TOTAL ON-SITE PARKING:	250 SPACES
STANDARD SPACE:	206 SPACES
COMPACT SPACE:	18 SPACES
ACCESSIBLE SPACE:	6 SPACES

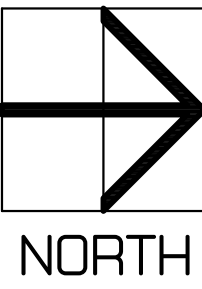
key plan



vicinity map

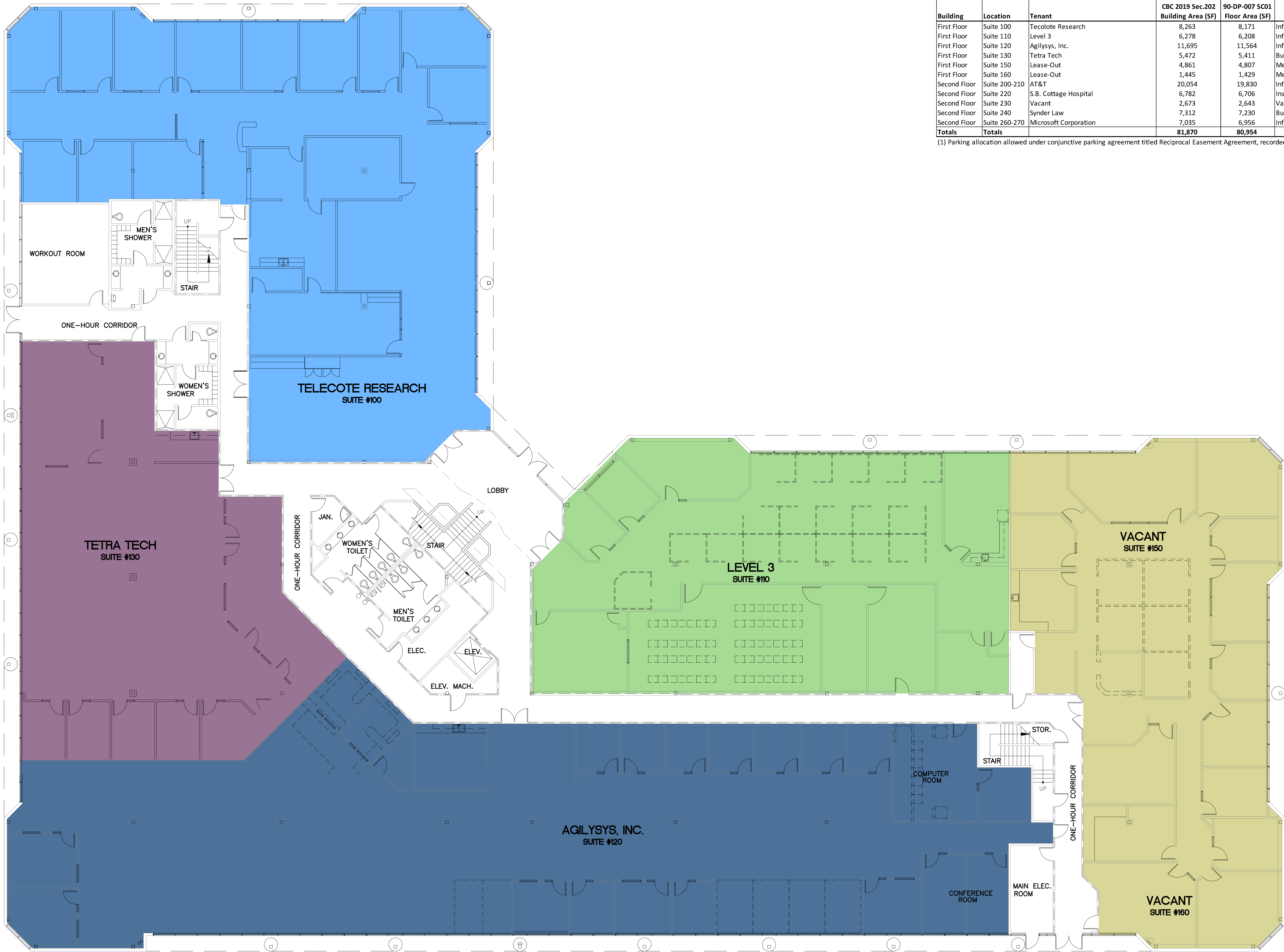


parcel 'A' - existing site plan
scale: 1" = 20'-0"



Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekwill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93101

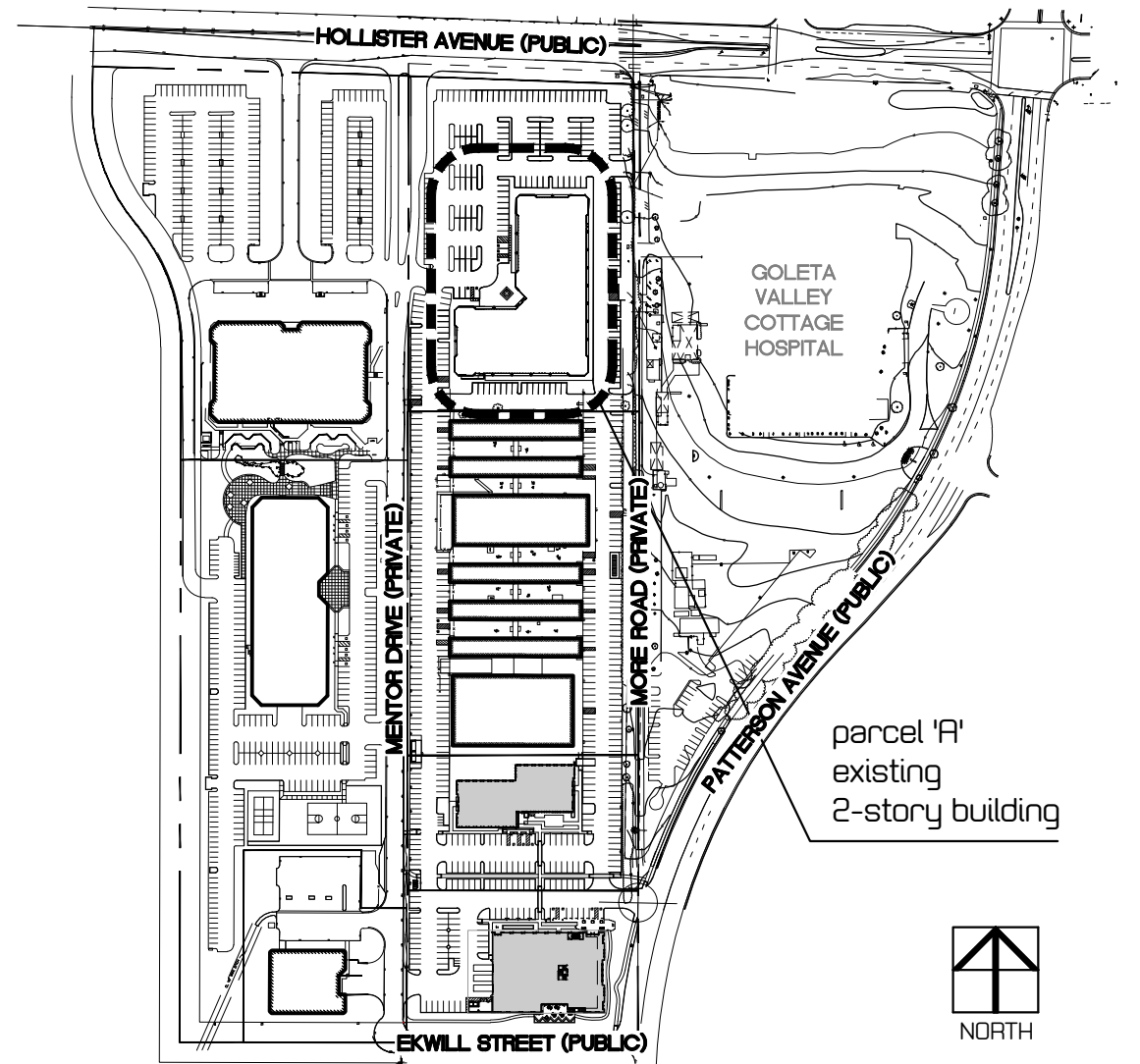
remarks	date
APPLICATION SET	10-07-2020
REV. APPLICATION SET	06-28-2021
	03-10-2021



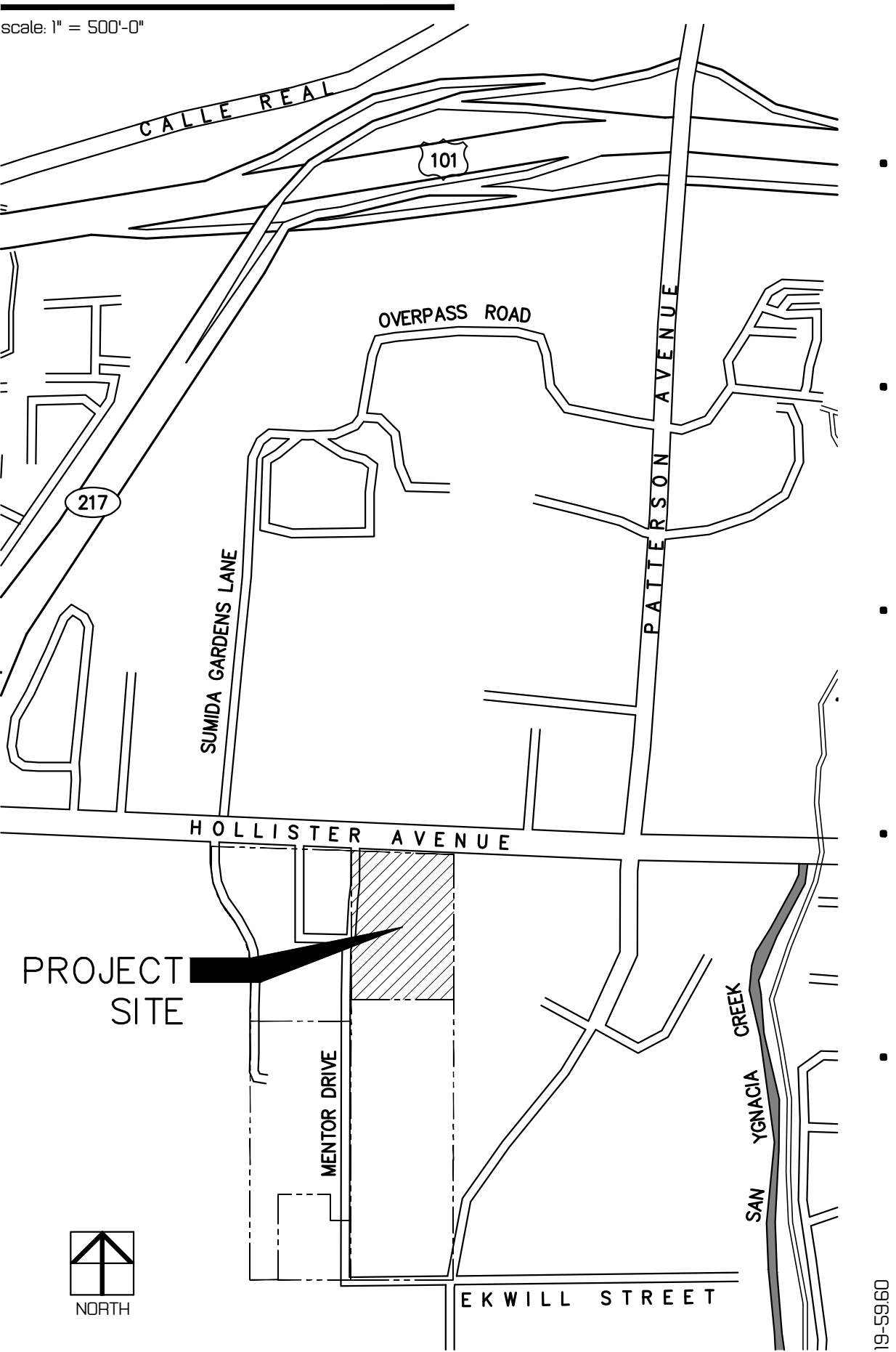
Parcel A - 5383 Hollister Avenue (APN 071-140-074)					Section 17.38.040				
Building	Location	Tenant	CBC 2019 Sec.202 Building Area (SF)	90-DP-007 SC01 Floor Area (SF)	Use	Code Requirement	Parking Required By Use	REA Parking Provided (1)	Compliance
First Floor	Suite 100	Tecolote Research	8,263	8,171	Information Technology Services / Business Services	1 space per 300 sf	27	27	✓
First Floor	Suite 110	Level 3	6,278	6,208	Information Technology Services / Business Services	1 space per 300 sf	21	21	✓
First Floor	Suite 120	Agilysys, Inc.	11,695	11,564	Information Technology Services / Business Services	1 space per 300 sf	39	39	✓
First Floor	Suite 130	Tetra Tech	5,472	5,411	Business Services	1 space per 300 sf	18	18	✓
First Floor	Suite 150	Lease-Out	4,861	4,807	Medical, Dental & Health Related	1 space per 300 sf	16	16	✓
First Floor	Suite 160	Lease-Out	1,445	1,429	Medical, Dental & Health Related	1 space per 300 sf	5	5	✓
Second Floor	Suite 200-210	AT&T	20,054	19,830	Information Technology Services & Business Services	1 space per 300 sf	66	66	✓
Second Floor	Suite 220	S.B. Cottage Hospital	6,782	6,706	Instructional Services	1 space per 500 sf	13	22	✓
Second Floor	Suite 230	Vacant	2,673	2,643	Vacant	1 space per 300 sf	9	9	✓
Second Floor	Suite 240	Synder Law	7,312	7,230	Business Services	1 space per 300 sf	24	24	✓
Second Floor	Suite 260-270	Microsoft Corporation	7,035	6,956	Information Technology Services / Business Services	1 space per 300 sf	23	23	✓
Totals	Totals		81,870	80,954			261	270	✓

(1) Parking allocation allowed under conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

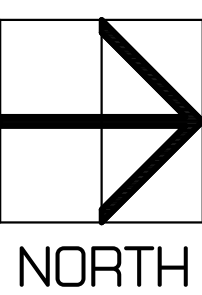
key plan



vicinity map



parcel 'A' - existing first floor plan
(no change - shown for reference only)
scale: 1" = 10'-0"

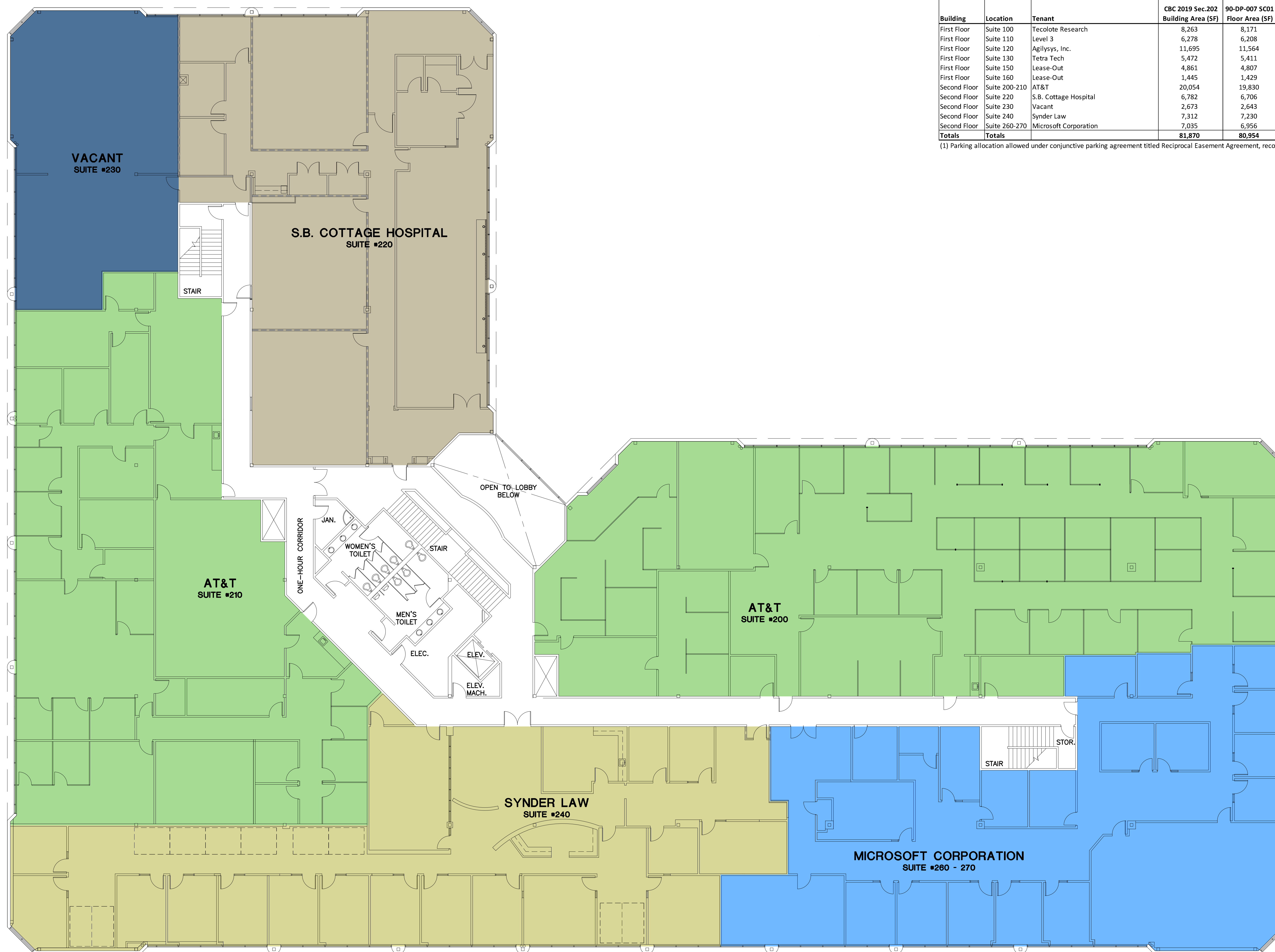


Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekwill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111

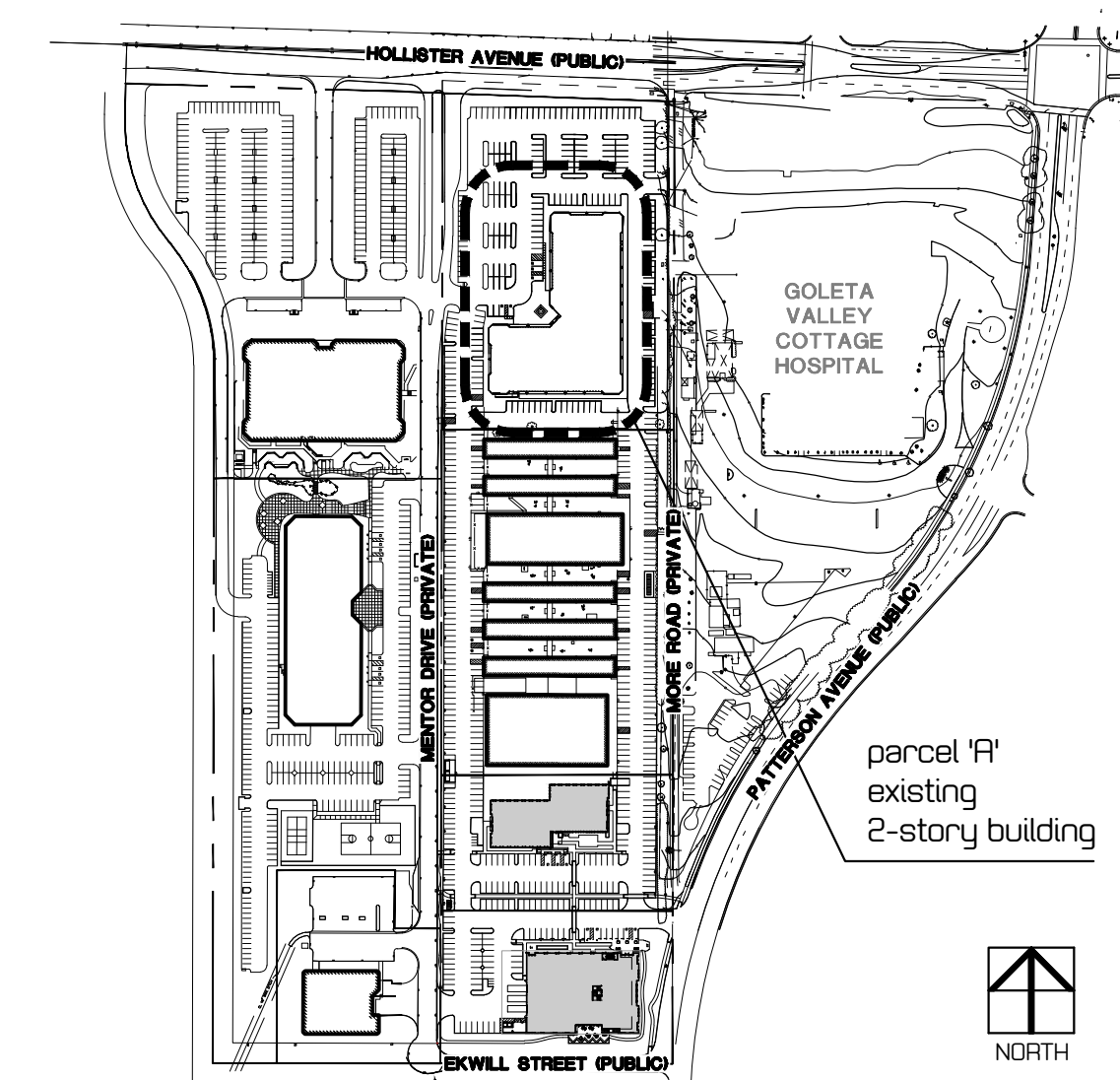
remarks	date
APPLICATION SET	10-07-2020
REV. APPLICATION SET	06-28-2021

(1) Parking allocation allowed under conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

(1) Parking allocation allowed under conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

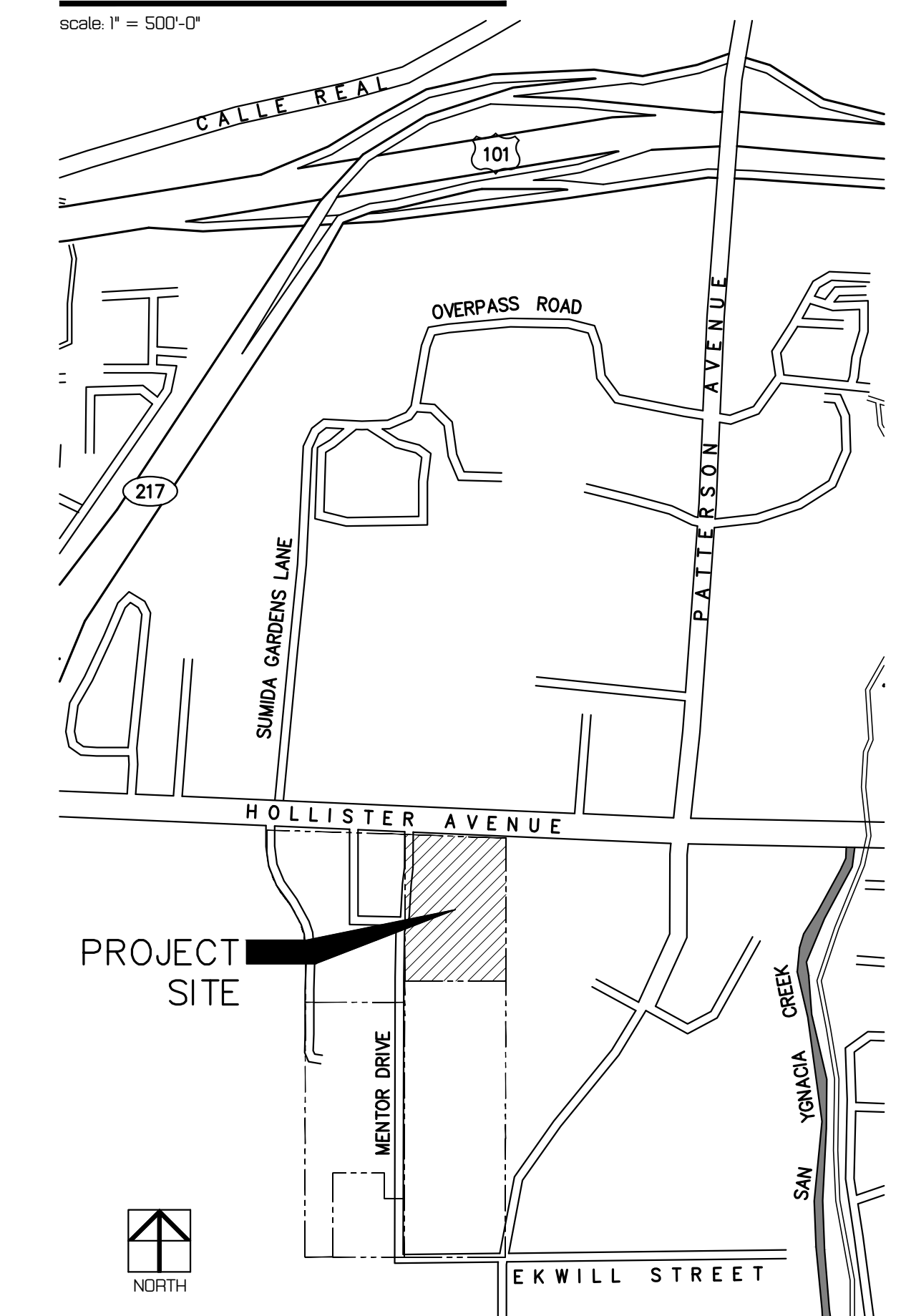


key plan

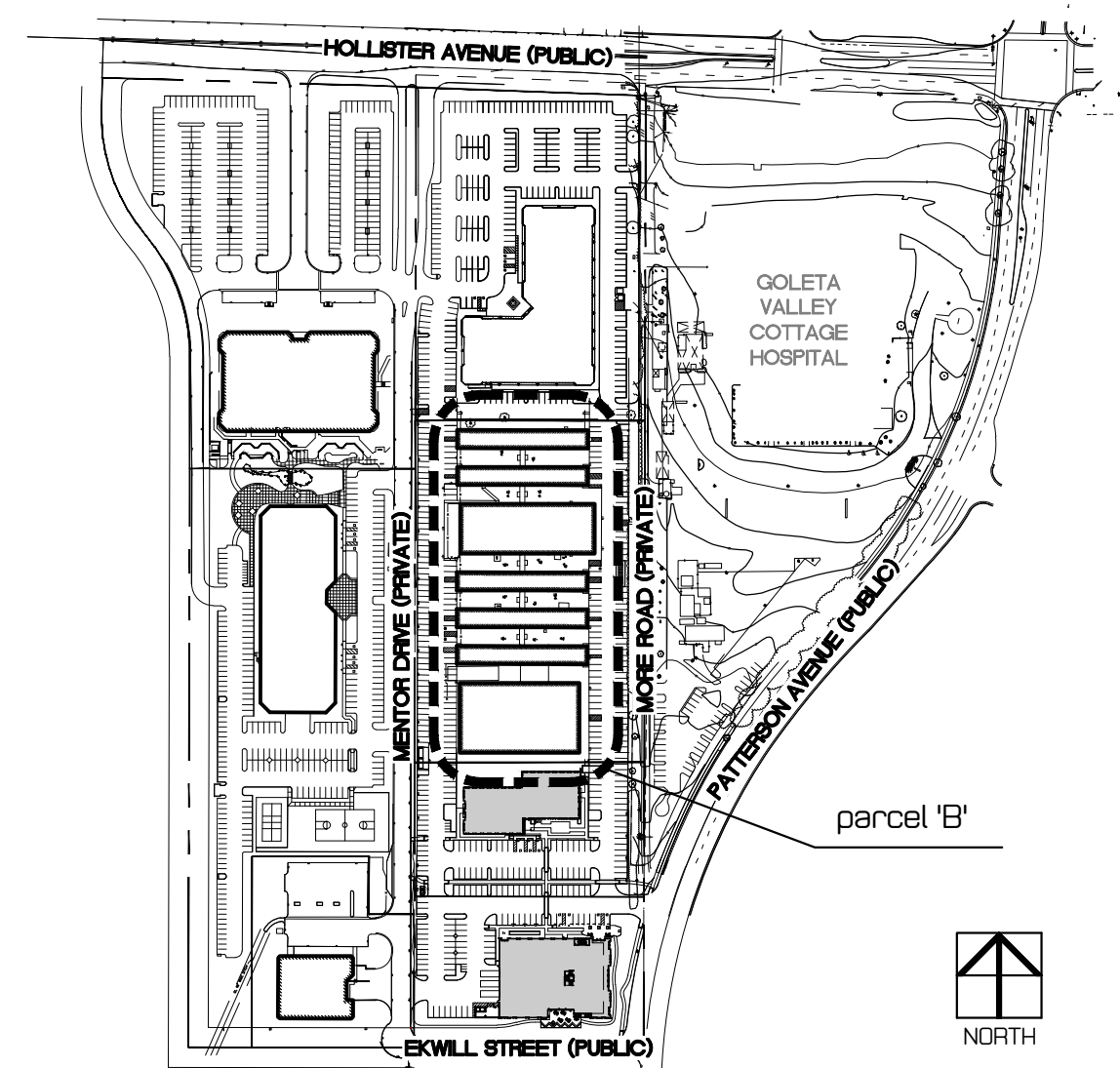


vicinity map

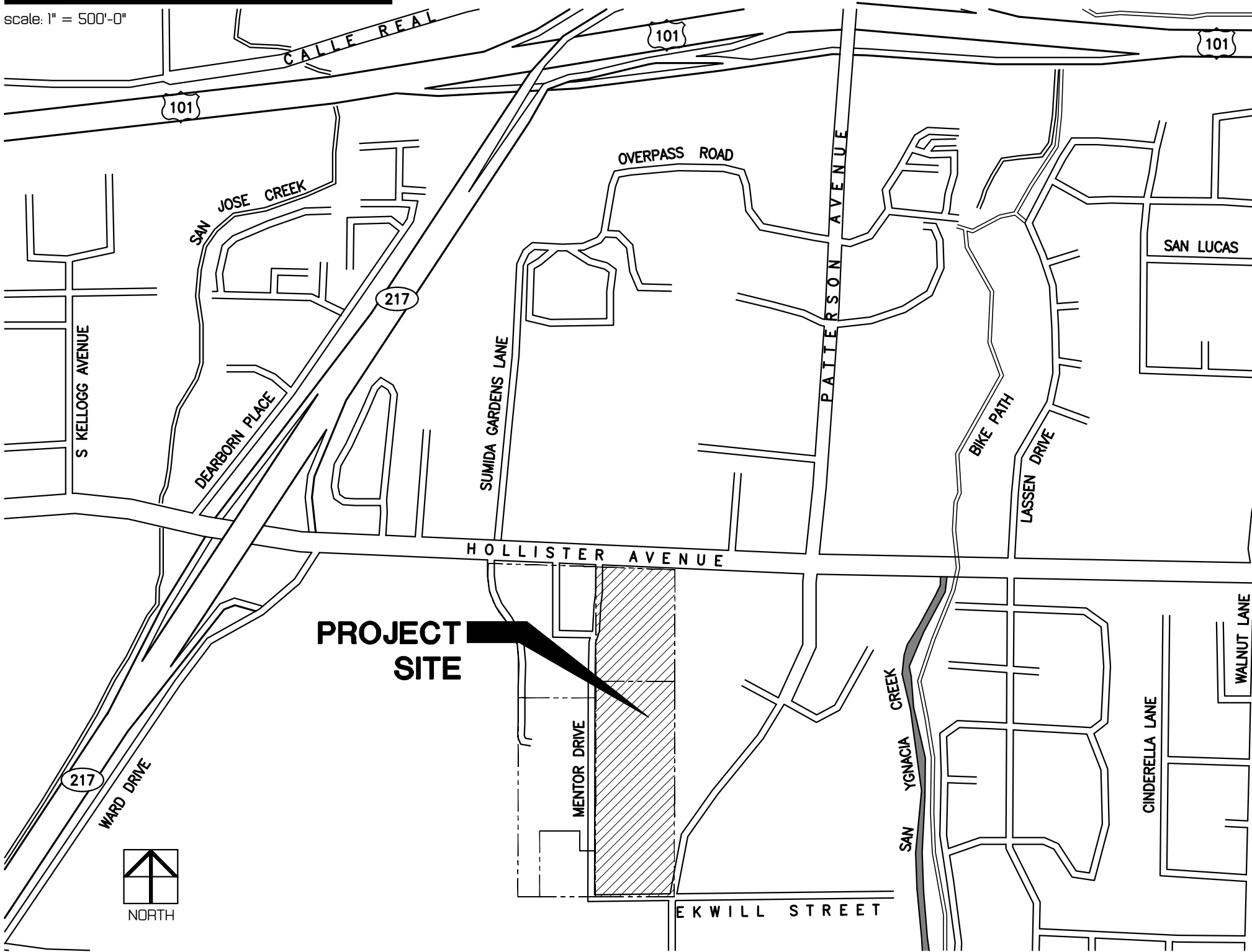
scale: 1" = 500'-0"



key plan



vicinity map



parcel statistics

EXISTING PARCEL B OF PM 14376

EXISTING SITE STATISTICS															
	LOT SIZE	MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX. ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVENWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	364,348 SF (8.48 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.19	40%	70,614 SF (19.11%)	291 SF (0.08%)	64,210 SF (17.54%)	65,176 SF (17.63%)	11,335 SF (3.12%)	141,521 SF (38.24%)	N/A	151,712 SF (42.53%)	-	-	151,712 SF (42.53%)
SITE NET AREA	337,160 SF (7.76 AC) (100%)		0.21	40%	70,614 SF (20.84%)	291 SF (0.04%)	52,174 SF (15.44%)	65,176 SF (14.23%)	11,074 SF (3.28%)	128,424 SF (38.00%)	N/A	138,631 SF (41.02%)	-	-	138,631 SF (41.02%)

PARCEL B' (POST SUBDIVISION)

SITE STATISTICS															
	LOT SIZE	MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX. ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	201,307 SF (4.62 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.35	40%	70,614 SF (35.08%)	156 SF (0.08%)	31,034 SF (15.42%)	38,628 SF (19.14%)	11,407 SF (5.67%)	81,074 SF (40.27%)	N/A	44,463 SF (24.57%)	-	-	44,463 SF (24.57%)
SITE NET AREA	190,362 SF (4.37 AC) (100%)		0.37	40%	70,614 SF (37.04%)	156 SF (0.08%)	25,761 SF (13.53%)	38,628 SF (20.24%)	10,919 SF (5.74%)	75,308 SF (39.56%)	N/A	44,284 SF (23.26%)	-	-	44,284 SF (23.26%)

parking statistics

17.38 PARKING COMPLIANCE TABLES

Existing Parking			Parking Totals				Vehicular Parking Breakdown													Truck Loading			Bicycle Parking													
Summary Parking Compliance Table		Requirement (1) \$17.38.040	Floor Area \$17.03.70	Required \$17.38.040	Existing On-Site Parking	REA (2) Allocated	Compliance	Standard Parking Provided On-Site	Compact Parking General Plan TE 9.5				Accessible (2019 CBC Table 11B-208.2)				Charging Stalls \$17.38.110(G)				Parking Reductions - Motorcycle \$17.38.050(A)			Loading			Short Term Bicycle Parking \$17.38.090(A)(1)			Long Term Bicycle Parking \$17.38.090(B)(1)			Bicycle Charging \$17.38.090(C)			
								Allowed	Provided On-Site	Allocated	Comply	Total Required	Standard Provided	EV Provided	Total Provided	Comply	Total Required	Standard Provided	Accessible	Total Provided	Comply	Allowed	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply			
Parcel A	1 space per 300 sf of Floor Area	80,954	270	230	270	✓	206	46 20%	18 8%	18 7%	✓	6 2%	6 2%	0 0%	6 2%	✓	27 10%	0 0%	0 0%	0 0%	NA	13 5%	0 0%	NA	0 0%	0 0%	NA	27 10%	0 0%	NA	27 10%	0 0%	NA	6 10%	0 0%	NA
Parcel B	1 space per 300 sf of Floor Area	68,142	228	357	317	✓	345	71 20%	0 0%	0 0%	✓	5 2%	5 2%	0 0%	5 2%	✓	23 10%	0 0%	0 0%	0 0%	NA	11 5%	7 2%	NA	0 0%	0 0%	NA	23 10%	0 0%	NA	23 10%	0 0%	NA	5 10%	0 0%	NA
Total	1 space per 300 sf of Floor Area	149,096	498	587	587	✓	551	117 20%	18 3%	18 3%	✓	11 2%	11 2%	0 0%	11 2%	✓	50 10%	0 0%	0 0%	0 0%	NA	24 5%	7 1%	NA	0 0%	0 0%	NA	50 10%	0 0%	NA	50 10%	0 0%	NA	11 10%	0 0%	NA

- (1) Applicable Use Classifications: Business Services; Banks and Financial Institutions; Government Buildings; Information Technology; Instructional Services; Media Production; Medical, Dental & Health Related Services; Professional Services; Personal Services; Social Services; and R&D and Technology
- (2) See conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")
- (3) Existing conditions predates the 2020 adoption of the New Zoning Ordinance

Proposed Parking			Parking Totals				Vehicular Parking Breakdown													Truck Loading			Bicycle Parking													
Summary Parking Compliance Table		Requirement (1) \$17.38.040	Floor Area \$17.03.70	Required \$17.38.040	Proposed On-Site Parking	REA (2) Allocated	Compliance	Standard Parking Provided On-Site	Compact Parking General Plan TE 9.5				Accessible (2019 CBC Table 118-208.2)				Charging Stalls \$17.38.110(G)				Parking Reductions - Motorcycle \$17.38.050(A)			Loading			Short Term Bicycle Parking \$17.38.090(A)(1)			Long Term Bicycle Parking \$17.38.090(B)(1)			Bicycle Charging \$17.38.090(C)			
								Allowed	Provided	REA (1) Allocated	Comply	Total Required	Standard Provided	EV Provided	Total Provided	Comply	Total Required	Standard Provided	Accessible	Total Provided	Comply	Allowed	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply			
Parcel A	1 space per 300 sf of Floor Area	80,954	270	244	270	✓	153	48	48	48	✓	6	3	3	6	✓	27	25	3	28	✓	13	12	✓	0	0	✓	27	28	✓	27	28	✓	6	6	✓
								20%	18%	18%		2%	10%	9%	1%		10%	5%	5%	10%		10%	10%		10%	10%		11%								
								43	40	40		2	6	23	22		2	24	11	10		0	0		23	24		5	5							
Parcel B	1 space per 300 sf of Floor Area	68,142	228	216	228	✓	138	20%	18%	18%	✓	2%	1%	0%	2%	✓	10%	9%	0%	10%	✓	5%	4%	✓	0	0	✓	10%	10%	✓	10%	10%	✓	10%	10%	✓
								25	19	25		1	3	5	4		1	5	2	2		4	6		5	2										
								2%	4%	2%		6%	10%	8%	2%		10%	5%	4%	0		0	4		6	10%		13%	1		2					
Parcel C	1 space per 300 sf of Floor Area	13,620	46	128	46	✓	100	20%	41%	54%	✓	2%	4%	2%	6%	✓	10%	8%	2%	10%	✓	5%	4%	✓	0	0	✓	10%	13%	✓	10%	11%	✓	10%	25%	✓
								13	10	4		3	2	2	4		12	10	2	12		5	5		11	12		3	4							
								20%	9%	4%		2%	1%	1%	3%		10%	9%	1%	10%		5%	5%		10%	10%		10%	1%		1%					
Parcel D	1 space per 300 sf of Floor Area	33,166	111	67	111	✓	38	20%	9%	4%	✓	2%	1%	1%	3%	✓	10%	9%	1%	10%	✓	5%	5%	✓	2	2	✓	11	12	✓	11	12	✓	3	4	✓
								131	117	117		15	11	8	19		67	61	8	69		31	29		65	68		15	17							
								20%	18%	18%		2%	1%	1%	2%		10%	9%	1%	10%		5%	5%		10%	10%		10%	10%		3%	3%				
Total	1 space per 300 sf of Floor Area	195,882	655	655	655	✓	291	131	117	117	✓	15	11	8	19	✓	67	61	8	69	✓	31	29	✓	2	2	✓	65	70	✓	65	68	✓	15	17	✓
								20%	18%	18%		2%	1%	1%	2%		10%	9%	1%	10%		5%	5%		10%	10%		10%	10%		3%	3%				

- (1) Applicable Use Classifications: Business Services; Banks and Financial Institutions; Government Buildings; Information Technology; Instructional Services; Media Production; Medical, Dental & Health Related Services; Professional Services; Personal Services; Social Services; and R&D and Technology
- (2) See conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

PARCEL 'B'

5385 HOLLISTER AVENUE, GOLETA, CALIFORNIA
(APN: 071-140-075)

Development Plan Amendment, Subdivision and New Development Plan
5385 Hollister Avenue, Goleta, CA (apn: 071-140-075) for
Patterson Associates, LLC and Seymour Duncan
with associated
Substantial Conformity Determination - 5383 Hollister Avenue, Goleta, CA (apn: 071-140-074) for
Santa Barbara Corporate Center, LLC.

project description

SEYMOUR DUNCAN AND BERHANT OFFICE BUILDING PROJECT NARRATIVE.

THE PROJECT PROPOSED INCLUDES TWO NEW STRUCTURES AND THE ASSOCIATED SITE DEVELOPMENT, WITHIN A LARGER PRE-EXISTING DEVELOPED SITE. THE LARGER OF THE TWO NEW BUILDINGS IS A 34,002 S.F. TWO STORY OFFICE, R&D AND TECHNOLOGY BUILDING FOR SEYMOUR DUNCAN, AN INTERNATIONAL GOLETA BASED ACOUSTICAL TECHNOLOGY COMPANY. THIS BUILDING IS DESIGNED TO ACCOMMODATE THE NEEDS AND FUNCTIONS OF THE USER AS WELL AS BEING CONSISTENT IN SCALE, STYLE AND CHOICE OF MATERIALS AND COLORS WITH THE SURROUNDING AREA. NATURAL COLORS, MATERIALS AND FORM ARE USED TO REDUCE THE SCALE OF BUILDING AND PROVIDE FOR AN ATTRACTIVE VISUAL EXPERIENCE. LANDSCAPE HAS BEEN CAREFULLY DESIGNED TO COMPLEMENT THE INTENT OF THE BUILDING TO FIT WELL INTO ITS SURROUNDING ENVIRONMENT AND MAXIMIZE BIOFILTRATION AND ON-SITE RETENTION. EXTERIOR WALKING PATHS, PATIO AREAS AND EXTERIOR SEATING ALL ARE PROVIDED TO ENHANCE THE EMPLOYEE EXPERIENCE WITHIN THE SITE.

THE SECOND BUILDING IS A 14,000 S.F., SINGLE STORY MULTI-TENANT OFFICE BUILDING. THIS BUILDING IS DESIGNED TO BE COMPATIBLE WITH THE EXISTING STRUCTURES AS WELL AS THE NEW SEYMOUR DUNCAN BUILDING. HEIGHT, FORM, MATERIALS AND COLORS ARE ALL USED TO MAKE THIS BUILDING AN UPDATED, ENHANCED COMPLIMENT TO THE OLDER EXISTING BUILDINGS. THIS BUILDING'S PLAN SHAPE HAS BEEN DESIGNED TO CONSIDER SURROUNDING EXISTING LANDSCAPE AS WELL, PROVIDING FOR NEW ENHANCED LANDSCAPE AND PEOPLE SPACES AROUND THE BUILDING. AGAIN, LANDSCAPE HAS BEEN CAREFULLY CONSIDERED TO COMPLEMENT THE SITE AND MAXIMIZE BIOFILTRATION AND ON-SITE RETENTION AND PROVIDE FOR POSITIVE USER EXPERIENCE.

SUBSTANTIAL CONFORMITY DETERMINATION (SCD) - 5385 HOLLISTER AVENUE
AN SCD IS REQUESTED ON PARCEL A TO ALLOW RESTRIPING OF STANDARD SIZE PARKING SPACES TO CREATE 46 COMPACT PARKING SPACES AND ADD SHORT-TERM, LONG-TERM BICYCLE PARKING AND MOTORCYCLE PARKING.

under separate permit

- AUTOMATIC FIRE SPRINKLER SYSTEM
- SIGNAGE

parking dimensions

STALL TYPE	REQUIRED	PROVIDED
EXISTING STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
STANDARD STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
COMPACT STALL	8'-0" x 14'-6"	8'-0" x 18'-0"
ACCESSIBLE STALL	9'-0" x 18'-0" W/5'-0" LOADING SPACE	9'-0" x 18'-0" W/5'-0" LOADING SPACE
ACCESSIBLE VAN STALL	12'-0" x 18'-0" W/5'-0" LOADING SPACE	12'-0" x 18'-0" W/5'-0" LOADING SPACE
EV CHARGING STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
ACCESSIBLE EV CHARGING STALL	9'-0" x 18'-0" W/5'-0" LOADING SPACE	9'-0" x 18'-0" W/5'-0" LOADING SPACE
ACCESSIBLE VAN EV CHARGING STALL	12'-0" x 18'-0" W/5'-0" LOADING SPACE	12'-0" x 18'-0" W/5'-0" LOADING SPACE
MOTORCYCLE PARKING	4'-0" x 9'-0"	4'-0" x 9'-0"
LOADING AREA	10'-0" x 30'-0" W/14'-0" CLR. HEIGHT	10'-0" x 30'-0" W/14'-0" CLR. HEIGHT
BICYCLE PARKING	2'-0" x 6'-0"	2'-0" x 6'-0"

project information

PROJECT ADDRESS: 5383 HOLLISTER AVENUE (PARCEL A) & 5385 HOLLISTER AVENUE (PARCEL B)
GOLETA, CA 93111
APN: 071-140-074 (PARCEL A) & 071-140-075 (PARCEL B)
GENERAL PLAN LAND USE DESIGNATION: OFFICE AND INSTITUTIONAL
PROPERTY ZONING: OI - OFFICE AND INSTITUTIONAL
NOTE: PARCEL B' (POST SUBDIVISION) AND PROPOSED PARCEL C' WILL BECOME AN INTERIOR LOT POST SUBDIVISION WITH 10'-0" SETBACKS ON ALL SIDES

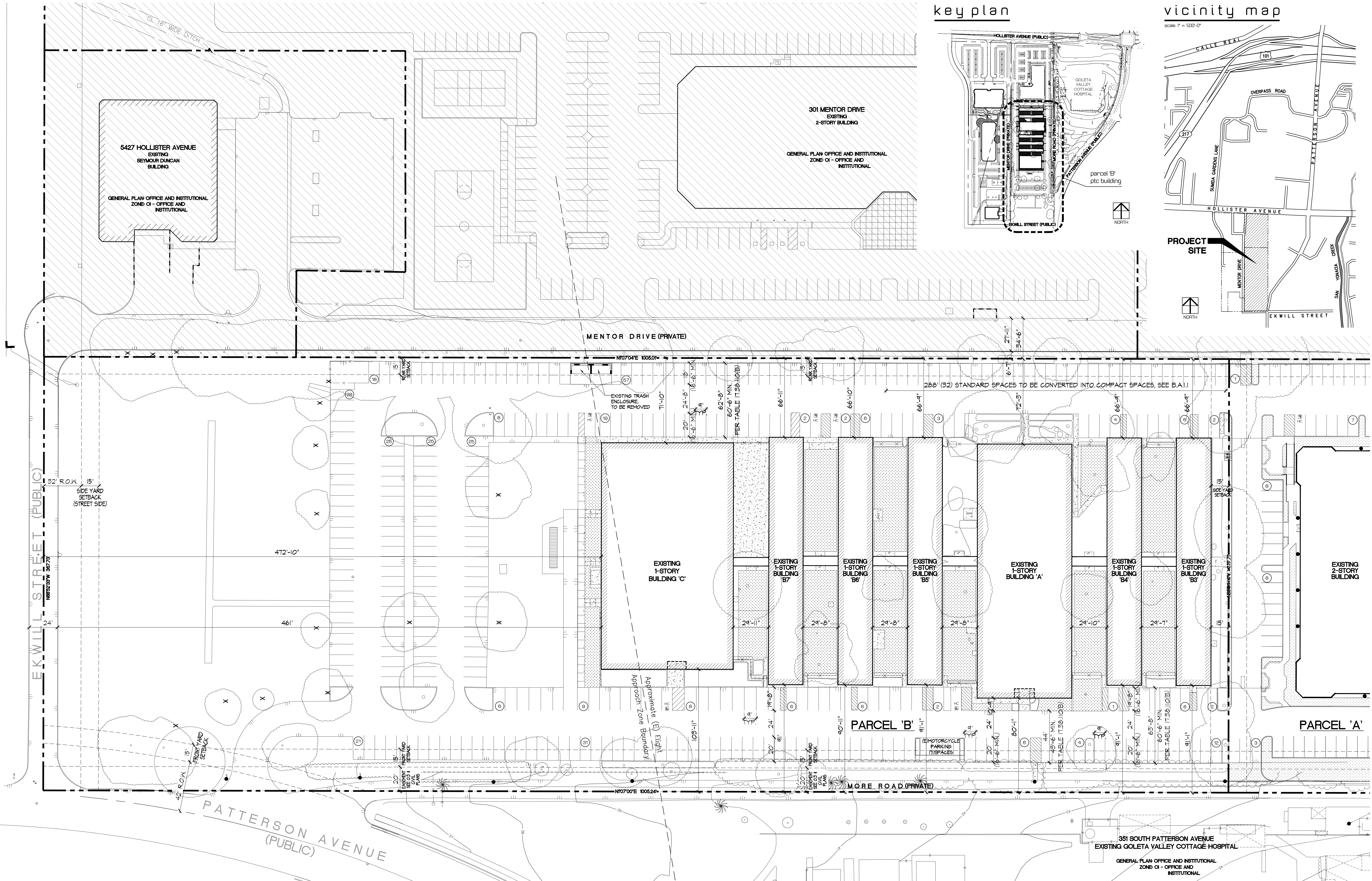
IN FEMA FLOOD ZONE: NO
FLOOR AREA RATIO (F.A.R.): NOT APPLICABLE IN OI ZONE, SEE BUILDING COVERAGE
ALLOWABLE BUILDING COVERAGE: 40% MAXIMUM
ALLOWABLE BUILDING HEIGHT: 35'-0" MAXIMUM
REQUIRED LANDSCAPE COVERAGE: 10% MINIMUM
DEDICATIONS: 20'-0" UN-NAMED PUBLIC ROAD PER RESOLUTION #71-411 (MORE ROAD)
42'-0" FROM CENTERLINE OF PATTERSON AVENUE (ROAD RIGHT-OF-WAY)
53'-0" FROM CENTERLINE OF EKKWILL STREET (ROAD RIGHT-OF-WAY)
RECIPROCAL EASEMENT AGREEMENT ("REA") 2007-0048462

CONJUNCTIVE PARKING AGREEMENT:

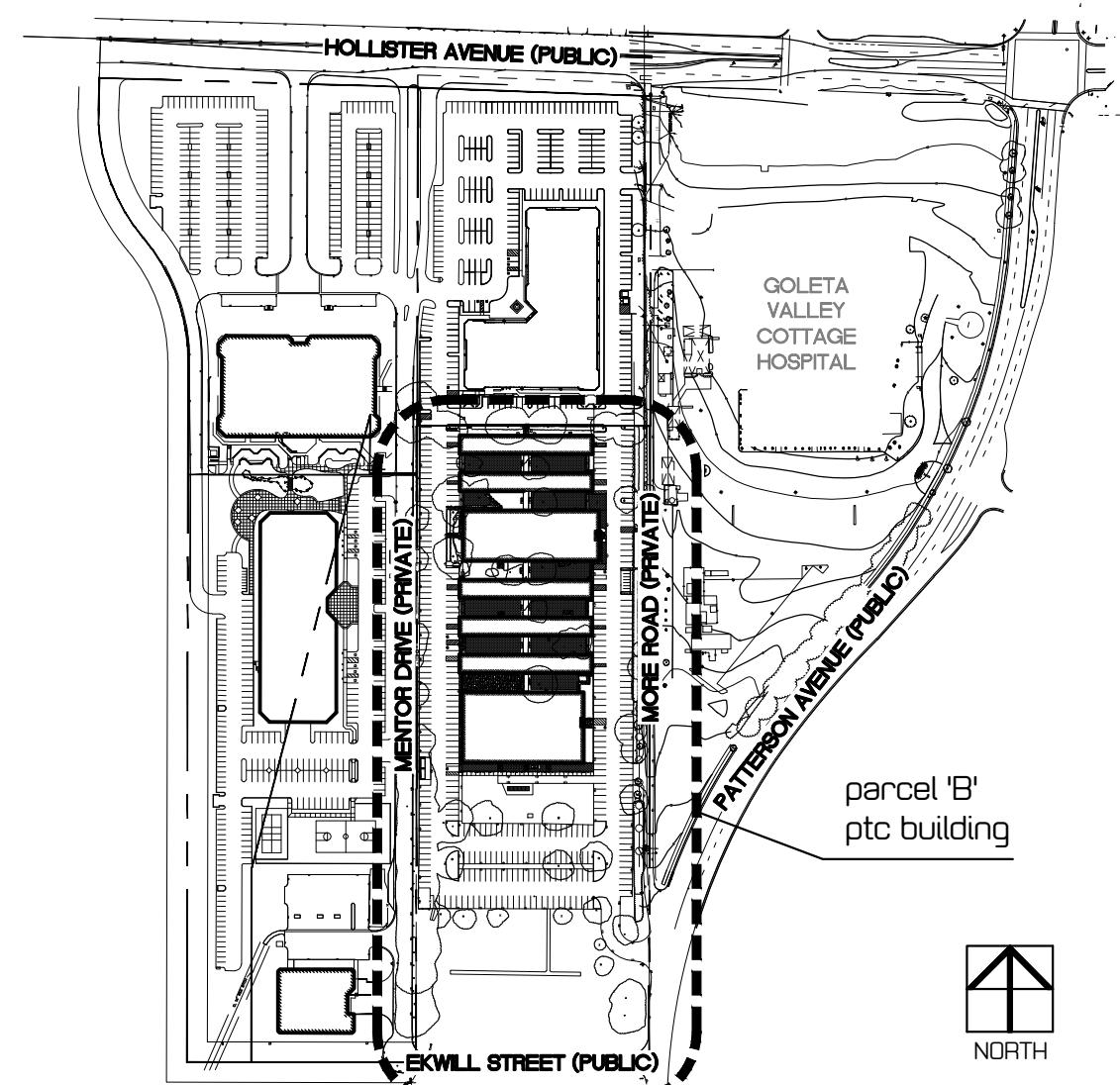
EXISTING PARCEL B OF TFM 14376 (FOR REFERENCE ONLY)	
GROSS LOT AREA:	364348 SF (8.48 AC)
NET LOT AREA (W/O DEDICATIONS):	337160 SF (7.76 AC)
TOTAL EXISTING FLOOR AREA: (BUILDINGS A, B3-B7, & C)	68055 AREA (1) FLOOR AREA (2) 70614 SF 68142 SF
EXISTING TRASH ENCLOSURE:	241 SF 235 SF
EXISTING BUILDING HEIGHT:	1-STORY, 14'-6" & 12'-0"
TYPE OF CONSTRUCTION:	TYPE V-B, NON-SPRINKLERED
OCCUPANCY TYPE:	B-BUSINESS
OCCUPANT LOAD:	471 OCCUPANTS
REQUIRED PARKING:	228 STALLS REQUIRED @ 1 / 300 SF (BUSINESS/PROFESSIONAL SERVICES)
EXISTING ON-SITE PARKING PROVIDED: (REFER TO RECIPROCAL EASEMENT AGREEMENT #2007-0048462)	357 STALLS EXISTING (INCLUDING (4) ACCESSIBLE STALLS, (1) VAN ACCESSIBLE STALL & (7) MOTORCYCLE STALLS)
REA PARKING PROVIDED: (BUILDINGS A, B3-B7, & C)	517 STALLS PROVIDED @ 140 / 300 SF (INCLUDING (4) ACCESSIBLE STALLS, (1) VAN ACCESSIBLE STALL, & (7) MOTORCYCLE STALLS)

PARCEL B' (POST SUBDIVISION)	
GROSS LOT AREA:	201307 SF (4.62 AC)
NET LOT AREA (W/O DEDICATIONS):	190362 SF (4.37 AC)
TOTAL EXISTING FLOOR AREA: (BUILDINGS A, B3-B7, & C)	68055 AREA (1) FLOOR AREA (2) 70614 SF 68142 SF
EXISTING TRASH ENCLOSURE:	156 SF 125 SF
EXISTING BUILDING HEIGHT:	1-STORY, 14'-6" & 12'-0"
CONSTRUCTION TYPE:	TYPE V-B, NON-SPRINKLERED
OCCUPANCY TYPE:	B-BUSINESS
OCCUPANT LOAD:	471 OCCUPANTS
REQUIRED PARKING:	228 STALLS REQUIRED @ 1 / 300 SF (BUSINESS/PROFESSIONAL SERVICES)
TOTAL ON-SITE PARKING PROVIDED: (POST SUBDIVISION)	216 ON-SITE STALLS (INCLUDING (4) STANDARD ACCESSIBLE STALLS, (1) STANDARD & (1) VAN ACCESSIBLE EV CHARGING STALLS, (22) STANDARD EV CHARGING STALLS, (40) COMPACT STALLS & (10) MOTORCYCLE STALLS)
REA PARKING PROVIDED: (BUILDINGS A, B3-B7, & C)	228 STALLS PROVIDED @ 1 / 300 SF (INCLUDING (4) STANDARD ACCESSIBLE STALLS, (1) STANDARD & (1) VAN ACCESSIBLE EV CHARGING STALLS, (22) STANDARD EV CHARGING STALLS, (38) COMPACT STALLS & (11) MOTORCYCLE STALLS)
REQUIRED BICYCLE PARKING:	23 SHORT-TERM & 23 LONG-TERM
SHORT-TERM: 10% OF REQUIRED AUTOMOBILE PARKING	
LONG-TERM: 1 SPACE / 10 VEHICLE SPACE	
BICYCLE PARKING PROVIDED:	24 SHORT-TERM & 23 LONG-TERM W/ 5 CHARGING OUTLETS
SETBACKS (INTERIOR LOT): (3)	REQUIRED: 10'-0" PROVIDED: 10'-0"
FRONT:	10'-0"
INTERIOR SIDE:	10'-0"
REAR:	10'-0"

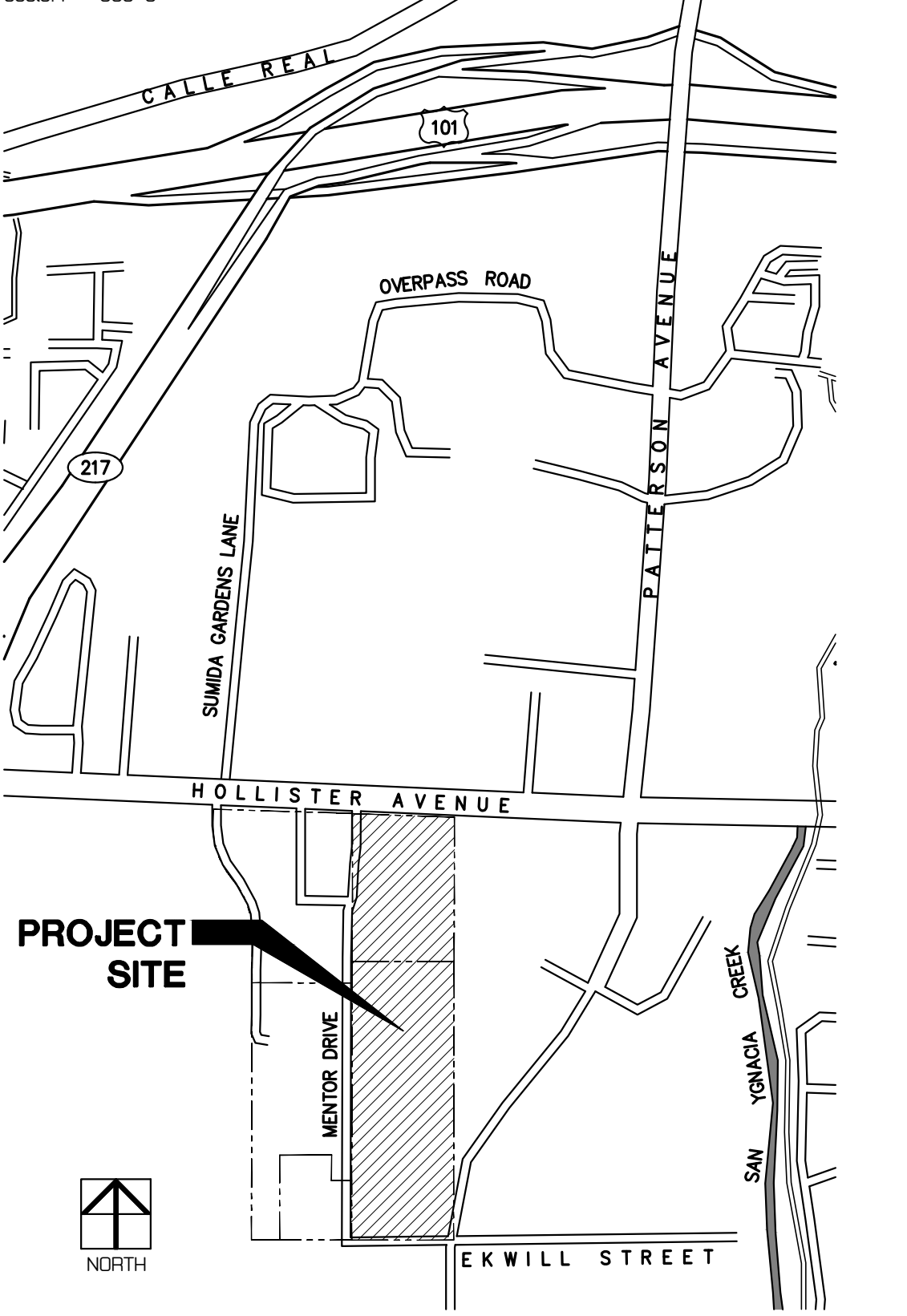
- NOTES:
- (1) GROSS FLOOR AREA, MEASURED IN ACCORDANCE WITH 2019 CBC SECTION 202
- (2) NET FLOOR AREA, MEASURED IN ACCORDANCE WITH CITY OF GOLETA ZONING ORDINANCE SECTION 17.03.070
- (3) PROPOSED PARCEL B AND PARCEL C ARE EACH AN INTERIOR LOT PURSUANT TO SECTION 17.03.020
- (4) EXISTING PARCEL B AND PROPOSED PARCEL D REQUIRE A SIDE STREET SETBACK FROM EKKWILL STREET PURSUANT TO SECTION 17.03.020 AND PARKING SETBACK FROM THE EKKWILL STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 17.03.070(B)
- (5) EXISTING PARCELS A AND B AND PROPOSED PARCELS C AND D ARE SUBJECT TO A CONJUNCTIVE PARKING AGREEMENT IN ACCORDANCE WITH SECTION 17.03.070(C)(2) TITLED RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT #2007-0048462, OFFICIAL RECORDS, COUNTY OF SANTA BARBARA ("REA").



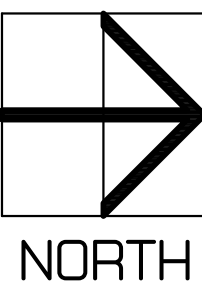
key plan



vicinity map



parcel 'B' - existing site plan
scale: 1" = 30'-0"

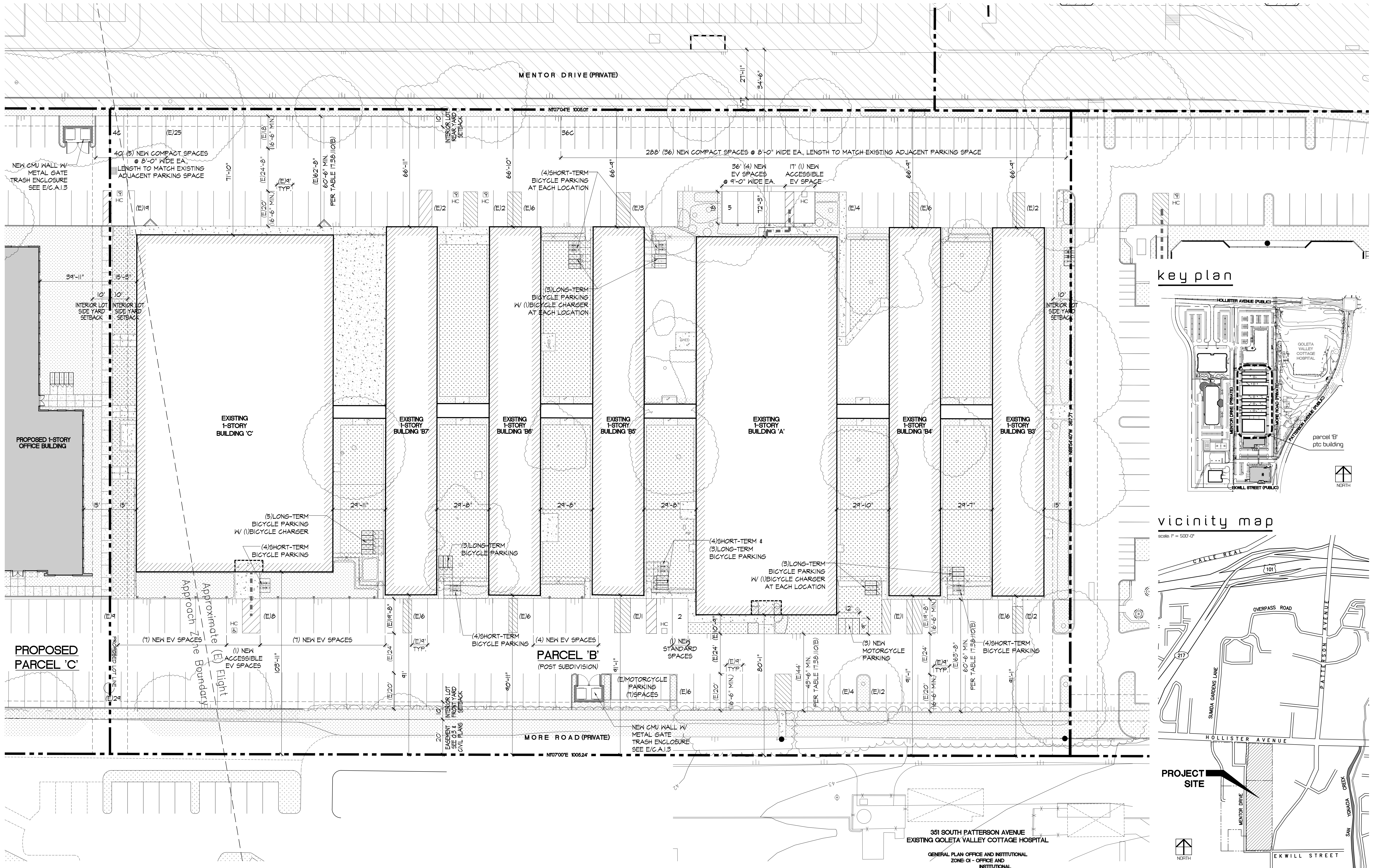


Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekwill Street at S. Patterson Avenue

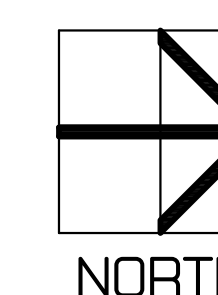
5385 Hollister Avenue Goleta, California 93111

remarks	date
APPLICATION SET	10-07-2020
REV. APPLICATION SET	06-28-2021

B.A.1.0



parcel 'B' - proposed site plan scale: 1" = 20'-0"



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remarks	date
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