



DESIGN REVIEW BOARD

Staff Report

Agenda Item C.2

Meeting Date: May 10, 2022

TO: Goleta Design Review Board
FROM: Darryl Mimick, Associate Planner; (805) 961-7572

SUBJECT: **5385 & 5383 Hollister Avenue (APN 071-140-075 & 071-140-074)
Patterson & Associates Two New Buildings and Associated
Improvements
Case Nos. 20-0003-DP et al.**

PROJECT DESCRIPTION:

This is a request for **Preliminary Review**. The DRB granted conceptual review on August 24, 2021. The DRB will making a recommendation to the City of Goleta Planning Commission. The applicant requests two Development Plans (proposed Parcel/Building C and proposed Parcel/Building D), Development Plan Amendment (proposed Parcel B, a Substantial Conformity Determination (Parcel A), and a Vesting Tentative Parcel Map to construct two new buildings and associated landscaping and parking lot improvements at 5385 Hollister Avenue.

Proposed Parcel B would continue to accommodate the 7 existing buildings totaling 70,614 square feet; however, the applicant is proposing new associated landscaping and parking lot improvements. Proposed Parcel D is currently vacant land.

Proposed Building C would consist of a 14,000 square foot single-story multi-tenant office building. The total height would be 23 feet and 6 3/8 inches. The building would be designed to be compatible with the existing buildings as well as proposed Building D. Proposed colors and materials consist of faux steel cladding, gray concrete tilt-up walls, masonry block walls, and dual glazed exterior windows. Additional improvements include metal trellises, and hardscaping and landscaping improvements.

Proposed Building D, which would accommodate Seymour Duncan, consists of a 34,002 square foot two-story office, manufacturing, R & D, and warehouse building with a total height of 34 feet and 9 13/16 inches. The building would be designed to be compatible with the existing buildings as well as proposed Building C. Proposed colors and materials consist of faux steel cladding, gray

concrete tilt-up walls, masonry block walls, plaster, aluminum storefront and stairwells, and dual glazed exterior windows. Other improvement includes landscaping and parking lot improvements, veridical lattices, metal trellises, metal canopies, sunshades and awnings, and a new trash enclosure.

Lastly, the applicant is proposing minor changes to the parking lot of proposed Parcel A at 5383 Hollister Avenue. The improvements include restriping portions of the parking lot to create a total of 48 new compact parking spaces and to add short- and long-term bicycle storage areas, motorcycle, parking, and EV charging stations.

Vehicular access is proposed via Patterson Avenue along the southeastern portion of the project site.

The subject properties have a Zoning and General Plan Land Use designation of Office and Institutional (OI) and are located in the Inland Zone and is subject to the Goleta Commercial Architecture and Design standards. The project does not include a request for adjustments or modifications, and no development is proposed within 100 feet of an Environmentally Sensitive Habitat Area (ESHA). The project was filed by Heidi Jones, of SEPPS, for Patterson Associates, LLC, property owner.

ATTACHMENTS:

- Attachment A - Findings of Approval
- Attachment B - DRB Minutes from August 24, 2021
- Attachment C - Applicant Response to DRB Conceptual Comments from August 24, 2021
- Attachment D - Final Plans Including Parcel Map Pages 1-21
- Attachment E - Final Plans Including Parcel Map Pages 22-56
- Attachment F - Site C Renderings
- Attachment G - Site D Renderings
- Attachment H - Lighting Cut Sheets
- Attachment I - Aerials and Site Photos
- Attachment J - Goleta Commercial Architecture and Design Standards