



## DESIGN REVIEW BOARD Staff Report

Agenda Item C.2  
Meeting Date: May 23, 2023

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TO: Goleta Design Review Board  
FROM: Christina McGuire, Associate Planner; (805) 961-7566  
SUBJECT: **6975 Santa Felicia Drive (APN: 073-440-026)  
Storke Medical Center; Two New Buildings and Associated  
Improvements; and Amendment to the Camino Real Specific Plan  
21-0005-DP/21-0002-SP/22-0002-ORD/23-0001-DPAM**

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### DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual Design Review and if appropriate recommend Preliminary Design approval to the Planning Commission and City Council based on the Findings provided in Attachment A.

If the DRB cannot make an advisory recommendation to the Planning Commission at this time, the DRB can either continue the item for additional information/redesign or recommend that the Planning Commission deny the request specifically identifying the reasons for the denial.

### PROJECT DESCRIPTION:

This is a request for **Conceptual and Preliminary Review** for the construction of a total of two medical office buildings (each at 18,600 square feet) for a total of 37,200 square feet of medical office buildings along with the associated parking, landscaping, and lighting. A recommendation from the DRB regarding these elements will be needed before the project can be reviewed by the Planning Commission at an upcoming hearing.

The Project consists of (i) a Development Plan to construct two 18,600 square foot two-story Medical Office buildings with accessory childcare use which will replace original development plan, 95-DP-026; (ii) an Ordinance Amendment to remove this parcel (073-440-026) from the Camino Real Marketplace Specific Plan Map; (iii) an Ordinance Amendment to remove Specific Plan Overlay on this parcel for development of a new Medical Center office space (for providers of medical and wellness services) within two 18,600 square foot, 2-story buildings; and (iv) Development Plan Amendment to the original Camino Real Marketplace



plan to remove this parcel. An Adjustment to the Development Plan for height is requested and will be reviewed by the Review Authority for a 1'9" increase in height allowed in the CC Zone. The project location is in the heart of western Goleta and adjacent to Girsh Park. The project also includes 2,113 square feet in the western building for a childcare facility to support the future employees. The childcare facility includes a 1,200 square foot outdoor play yard attached to the childcare facility. The project site is on a 4.32-acre parcel.

A new parking lot will be created on the site which will have 71 standard sized parking stalls (9'x16' with a 2' overhang) and 8 ADA compliant parking spaces. This allows for drive aisles that are 26' in width as requested by the Fire Department. Of the 8 ADA compliant spaces, 3 spaces will be designated as van accessible. Along the southern edge of the new parking lot there will be 15 electrical vehicle charging stations (7 dual port, 1 single port). For each building, there are 6 covered and 6 uncovered spaces for bicycle parking located within 20' of the buildings for a total of 12 covered and 12 uncovered spaces. There are four electrical outlets for e-bikes also included in the project design.

As part of this project, landscape buffers will be provided along Santa Felicia Drive, Storke Road, and Frey Way to screen and enhance the project boundaries. Plantings will include drought-tolerant and low-maintenance trees, shrubs, and ground cover. Within the project site, there will be landscaped islands in the parking lot at least every 8 parking spaces or, occasionally, every 6-7 parking spaces. Landscaping within these islands will include trees to provide shade for surrounding vehicles and to mitigate the effect of heat in the parking lot. The buildings will be enhanced with landscaping both within planter areas as well as individual tree wells. The lighting in the existing parking area will remain with 9 additional LED pole mounted lighting proposed in the new parking lot. No pathway or walkway lighting is proposed. Exterior building lighting to meet code requirements at building entrances and exits will be dark sky compliant and angled downward. The photometric grid showing foot-candle readings every 10 feet show that the lighting is compliance with the Light Trespass requirement in that lighting does not exceed 0.1 foot-candles.

The subject parcel has a Zoning and General Plan Land Use designation of Community Commercial (CC) and is located in the Inland Zone.

The project was filed by Kimberly Schizas, of Wynmark Company, on behalf of Camino Real IV, LLC., property owners.

## **DISCUSSION:**

The DRB is reviewing this project both in Concept and to consider a Preliminary recommendation on the design of the project to the Planning Commission.



The City has adopted Guidelines, Municipal Code, and General Plan policies establishing criteria and review for Commercial projects in the City.

### Guidelines

The Goleta Architecture and Design Standards for Commercial Projects apply to commercial and industrial development and include standards relating to site layout, project design, landscaping and transportation access. The Guidelines can be found in Attachment 3.

### Municipal Code

The purpose of Design Review is to encourage the highest quality of design, both visually and functionally, and to reduce or prevent the negative effects of development while also promoting the health, safety, and general welfare of the City's public. The scope of Design Review includes, but is not limited to, the following:

1. Size, bulk and scale of new structures;
2. Colors and types of building materials and application;
3. Relation to existing and proposed structures on the same site;
4. Pedestrian and bicycle access and circulation;
5. Site layout, orientation, and location of structures, and relationship to open areas and topography;
6. Materials, colors, and variations in boundary walls, fences, or screen planting;
7. Location and type of landscaping;
8. Sign design and associated exterior lighting;
9. Consideration of neighboring development;
10. Consideration of energy efficient or environmentally-friendly design and materials; and
11. Exterior lighting, including review for dark sky compliance.

### General Plan



Under the City's Visual and Historic Resources Element of the General Plan Policy VH 4.7 is applicable.

Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses. The following standards shall be applicable to office and business park development and institutional and public/quasi-public uses:

- a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.
- b. Street elevations of buildings and structures should enhance the streetscape and should be pedestrian friendly. To create diversity and avoid monotonous façades, varied building setbacks should be provided and be proportionate to the scale of the building.
- c. Plazas, courtyards, and landscaped open space should be provided to create a campus-like setting and encourage pedestrian access.
- d. Parking lots should not be the dominant visual element and shall be located behind or beside buildings, where appropriate. Where buildings do not screen parking lots, landscaping, berms, and/or low walls shall be used to screen cars from adjacent roadways and other developments.
- e. Architectural elements such as arcades are encouraged to identify the main entrance and reinforce the pedestrian scale.
- f. Bicycle access shall be provided and encouraged via bike lanes. Sufficient, secure, and protected bicycle parking shall be provided.
- g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.
- h. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when such areas are sited.
- i. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.

DRB is to evaluate if the proposed project design is consistent with the adopted Goleta Architecture and Design Standards for Commercial Projects Guidelines, Municipal Code, and General Plan Policy. Staff' review of the General Plan policy generally complies with the General Plan policies. Additionally, a Height



Adjustment to Development Standards is proposed for the roof to exceed the 35' maximum height in the CC zone. On each building, the gable roof exceeds the maximum height by 1'9". Staff would like DRB to provide input on the acceptability of the increased height of the gable roof that would be shared with the Planning Commission and the City Council as part of the height adjustment finding.

For DRB information the two proposed towers also exceed the maximum height by 2'; however, in accordance with GMC Section 17.24.080, elevator and stair towers may project up to 10 feet over the allowable height. Given the purpose of the towers, no adjustment is needed for these components.

#### **ENVIRONMENTAL REVIEW (NOE):**

The proposed CEQA determination that will be considered for adoption by the Planning Commission and City Council is provided as Attachment B for DRB and the public's reference.

#### **NEXT STEPS AND ASSOCIATED LAND USE ACTION:**

If the DRB recommends Preliminary Design approval, the next steps include: (1) Planning Commission hearing for a recommendation to the City Council; (2) City Council hearing for approval of the design and entire project; (3) Final DRB Review (4) issuance of a Zoning Clearance and Building Permits; and (5) Building construction.

If the DRB finds that the project warrants design changes before recommending Preliminary Design approval, then the next steps would be a continuance to allow the applicant time to revise the project.

#### **ATTACHMENTS:**

Attachment A – Findings  
Attachment B – Draft Notice of Exemption  
Attachment C – Project Plans  
Attachment D – Project Renderings  
Attachment E – Color Board  
Attachment F – Architectural Standards – Commercial Projects