



## DESIGN REVIEW BOARD

### Staff Report

Agenda Item C.2  
Meeting Date: June 26, 2018

TO: Goleta Design Review Board  
FROM: Chris Noddings, Assistant Planner; (805) 961-7566

SUBJECT: **301 Mentor Drive (APN 071-140-079)**  
**New Generators and Screening for Google**  
**Case No. 18-048-LUP-DRB**

#### PROJECT DESCRIPTION:

This is a request for *Revised Design* review. The property includes an approximate 68,029 square foot, two-story office/warehouse building (approximate 58,369 square feet of office and approximate 9,660 square feet of warehouse) on a 5.3-acre lot in the Professional and Institutional (PI) zone district.

During the May 22, 2018 DRB meeting, the DRB granted Design review approval for the project and determined that the project is in conformance with the DRB Findings regarding Neighborhood Compatibility, Quality of Architectural Design, Quality of Landscape Design, and Zoning, with the condition that mitigation for the oak trees that were previously proposed for removal were subject to conformance review. Since the May 22, 2018 meeting, the applicant has made minor modifications to project details to prevent the removal of oak trees by placing some of the equipment in existing parking spaces, as reflected in the revised description above. Specifically, the applicant proposes the following:

1. Add a new entry on the west elevation;
2. Install two generators, two uninterruptable power supply systems, and three equipment chillers on new concrete pads within the existing greenbelt and within 12 existing compact parking spaces on the west side of the property (a net loss of 12 compact parking spaces);
3. Relocate three accessible parking spaces from the east side of the building to the west side (there would be no net change in accessible parking spaces on the property);
4. Restripe existing loading spaces to be used as parking spaces to minimize the number of parking spaces removed and to meet or exceed parking requirements;
5. Install a screened equipment pad adjacent to the building;
6. Remove 8 paperbark trees (no oak trees would be removed) that were previously planted as landscaping and plant 6 new trees (for a net loss of 2 trees);
7. Replace relatively small portions of existing landscaping with hardscape on the west elevation;

8. Modernize portions of the existing, drought intolerant landscaping with drought-tolerant landscaping;
9. Demolish a roll-up door on the southern elevation and replace with glass windows to match the existing wall (refer to Sheet A3.01); and
10. Modify interior uses of the building to allow for a total of 57,129 square feet of office space (a reduction of 1,240 square feet), 5,654 square feet of storage space (a reduction of 4,006 square feet), and 5,246 square feet of research and development space (a gain of 5,246 square feet). The total building size would remain unchanged.

Total landscaping on the property would be reduced from approximately 50,791 square feet (22.0%) to 48,932 square feet (21.2%). This includes a net loss of 2 trees, which are in addition to the trees that were previously removed when the existing ADA ramp was installed on the west side of the building. The landscaping provided would continue to exceed the 10% minimum requirement for the PI zone district.

Total parking on the property would be reduced from 213 spaces to 210 spaces, and 9 spaces would be converted from compact to standard. Total parking onsite would exceed the minimum of 209 spaces required by the City of Goleta Inland Zoning Code and would meet the 210 spaces required by the original Development Plan.

The project was filed by agent Robin Donaldson of Shubin Donaldson Architects on behalf of Barings LLC, property owner.

Note: The previously published and mailed public notice described the proposed project as they were originally submitted. Since this notice, the applicant has made minor corrections to project details to reflect the description above.

**Attachments:**

- DRB Findings
- Revised Project Plans and Additional Site Photos
- Public Comment submitted by Cecilia Brown and Fermina Murray, dated June 4, 2018
- Applicant Response to Public Comment, dated June 18, 2018