



DESIGN REVIEW BOARD

Staff Memo

Agenda Item C.1

Meeting Date: August 14, 2018

TO: Goleta Design Review Board

FROM: Vyto Adomaitis, Director of Neighborhood Services & Public Safety

CONTACT: Laura Bridley, AICP Contract Planner (805) 896-2153

SUBJECT: Fire Station 10, 7952 Hollister Avenue
(APN 079-210-075; Case 17-069-DRB)

PROJECT DESCRIPTION:

This is a request for continued *Advisory Review* for the applicant, the City of Goleta Neighborhood Services and Public Safety Department, in partnership with Santa Barbara County Fire Department. The applicant proposes to construct a three-apparatus bay fire station of approximately 11,600 square feet in size on a 1.25-acre parcel. The project will also include a public parking lot with seven spaces (closest to Hollister Avenue), employee parking for nine spaces and a community room/training room with a 30-person capacity. Site development also includes a bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel), an emergency generator, outside hose drying racks and a soldier pile wall at the mid-slope of the northern property line. Estimated preliminary earthwork quantities are estimated at 1,400 cubic yards of excavation and 2,800 cubic yards of fill and no export required.

The fire station's building's exterior is predominantly stucco and vertical siding with vertical metal seam roofing. The average building height is approximately 23 ½ feet, with a nearly 32-foot-high entry "tower" and a projecting architectural element, a small "lantern" feature above the apparatus bay extending to nearly 38 feet. Although existing trees will largely be removed, extensive new landscaping is planned along with a landscape buffer between the subject property and the adjacent residential development to the east of the fire station.

BACKGROUND:

Fire Station 10 is a high priority project as designated by the City Council and as listed in the City's General Plan and Capital Improvement program. The site was selected for purchase in 2010 and the City completed preliminary reports, programming concepts and neighborhood outreach in 2016 and early 2017 before the project was reviewed by DRB on June 27, 2017.

The plans submitted for current review include a number of changes to respond to DRB's comments last year, and also to respond to several comments received on the Draft Environmental Impact Report (DEIR) for the project and ongoing public outreach. Revisions to the plans are highlighted below:

Grading Plan:

- Finish Floor of Building & Driveway (east and north) lowered by 0.25 and 1.30 feet max., respectively
- Grading modified (reduced cut/fill) to save additional trees on west side
- Drainage plan revised and existing drainage pattern reversed by design to largely flow away from Hideaway site, as required, and into new retention basin and into Street (Hollister Avenue) avoiding existing drainage patterns through the Hideaway site.
- Concrete swale added at bottom of slope next to neighboring property for better drainage protection.

Architecture/Building

- Roof Gable at Entry added for easy identification
- Eliminated flat roof at rear (Dining & Day Rooms) and large dormer roof over Community Room
- Color palette revised to a range of dark earth tones and warm grays
- Generator/Fuel Station relocated further west to save additional trees
- Curved monument sign in front of Dorm wing deleted

Landscape

- Planter at south side of turnaround added
- Additional trees saved at west end (esp. 18" Eucalyptus)
- Plant palette revised to include more native species, as noted on plant list, such that project includes a mostly Native plant palette and 100% drought tolerant design.

Following this *Advisory Review* by DRB, the City will proceed through the local planning process including review and approval of a Development Plan and General Plan Amendment by the City Council of the City of Goleta, and a Coastal Development Permit by the California Coastal Commission.

DRB PURVIEW:

The Neighborhood Services and Public Safety Department is seeking feedback through Advisory comments from the DRB. This early step will help guide the final design and planning process for the project as it proceeds through CEQA and the City of Goleta planning entitlement process, followed by approval by the California Coastal Commission.

ATTACHMENTS:

- 11X17 Project Plans