



DESIGN REVIEW BOARD

Staff Report

Agenda Item D.3

Meeting Date: September 11, 2018

TO: Goleta Design Review Board
FROM: Mary Chang, Supervising Senior Planner; (805) 961-7567
SUBJECT: **6861 & 6865 Hollister Avenue (APN 073-100-033, -034, -035)
Proposed Target Center Façade and Site Improvements
Case No. 18-077-DRB**

PROJECT DESCRIPTION:

This is a request for *Design* review. The applicant was last before the Design Review Board on July 24, 2018 where they completed conceptual review. The applicant has since made minor changes to the project proposal in response to the comments provided by DRB. These comments are provided in Attachment 1 for reference. The east and south elevations have been revised with accent paint design in response to DRB's conceptual review comments. Trash screening walls have been provided on the back side of the shop tenant building. Additional details have also been provided regarding the landscape plan and building elevations.

With the exception of the minor changes as a result of prior comments, the project proposal is generally the same. The applicant is still proposing major façade renovations to both buildings located on the site. Renovation to the in-line tenant buildings includes extensive façade improvements including the replacement of the existing canopy, increase in height of the lower parapet walls from 21 to 26 feet along the frontage, modernizing the architectural style, and using new material and colors on the building elevations. The overall peak building height will be increased from 23 to 26 feet.

On the primary building, the applicant proposed to remove the existing garden center and outdoor storage area to create a secondary building entrance on the west side of the building. To accommodate the new entrance, minor revision to the parking lot layout will be made near the northwest corner of the building. The façade improvements include removing the "mission style" parapet element, replacing the existing canopy with a new extended metal canopy, modernizing the architectural style, and using new material and colors on the building elevations.

Both buildings are proposed to be renovated in the same style, colors and materials. The primary new colors and materials will include grey and beige stucco/composite panels in the color palette of cask oak, grey oak, and red.

Landscape improvements will be made throughout the site including the addition of raised planters around the primary building and new tree wells throughout the parking lot. Planting changes will include the replacement of the existing parking lot trees with native trees as well as additional tree plantings throughout the site. The proposed landscape changes will increase landscaping onsite by approximately 3,665-square feet.

No additional square footage is being proposed. Parking will remain in excess of the current parking requirements. The two primary driveways along Hollister Avenue will be upgraded to meet current ADA standards. All signage currently shown on the plans are for reference only. A separate sign application and package will be submitted for signage at a later date. The project was filed by agent Andy Neff on behalf of Merlone Geier Partners, property owner.

ATTACHMENTS:

- Findings
- July 24, 2018 DRB Minutes (Partial)
- Reduced 11" x 17" copies of site plans and elevations.